

LOT 156
IN OR 2092/1663
RIVER GLEN #1 PB 7/263

ROSCOE THOMAS T JR & ALEXIS E
75057 FERN CREEK DR
YULEE, FL 32097

2023

11-2N-26-1830-0156-0000

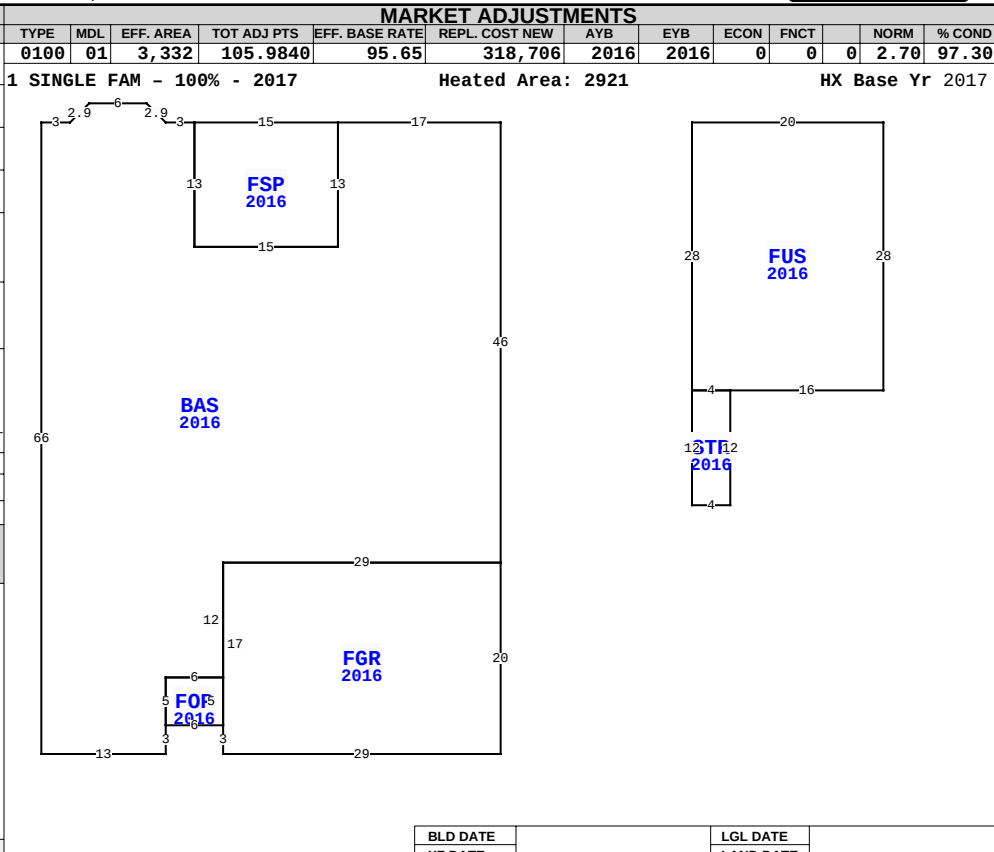


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 90
Exterior Wall	20 FACE BRICK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 05
NEIGHBORHOOD/LOC	5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,361	100	2,361	219,733
FGR	580	55	319	29,688
FOP	30	30	9	838
FSP	195	40	78	7,260
FUS	560	100	560	52,118
STR	48	10	5	465
TOTALS	3,774		3,332	310,101

EXTRA FEATURES	
L N	OB/XF CODE
1	0811
2	0855



75057 FERN CREEK DR, YULEE									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		310,101	
TOTAL MARKET OB/XF VALUE		11,609	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		376,710	
SOH/AGL Deduction		198,698	
ASSESSED VALUE		178,012	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		128,012	
TOTAL JUST VALUE		376,710	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		320,068	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632428	CO ISSUED	0	12/27/2016
B1632428	NEW CONSTR	354,660	06/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2092/1663	12/30/2016	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: ROSCOE THOMAS T JR					
2039/0631	4/07/2016	SW	U	V	30
GRANTOR: RL REGI FLORIDA LLC					
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2016] W17 FSP=[YR=2016] W15 S13 E15 N13\$ S13 W15 N13 W3 U2 L2 W6 D2 L2 W3 S66 E13 N3 FOP=[YR=2016] E6 FGR=[YR=2016] S3 E29 N20 W29 S17\$ N5 W6 S5\$ N5 E6 N12 E29 N46\$ PTR=E20 FUS=[YR=2016] E20 S28 W16 STR=[YR=2016] S12 W4 N12 E4\$ W4 N28\$ W20\$.	

LAND DESCRIPTION										TOTAL OB/XF										11,609									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000												