

LOT 157
IN OR 1579/1093
RIVER GLEN #1 PB 7/263

BRYANT ROBERT A & ZENA C
75051 FERN CREEK DRIVE
YULEE, FL 32097

2023

11-2N-26-1830-0157-0000



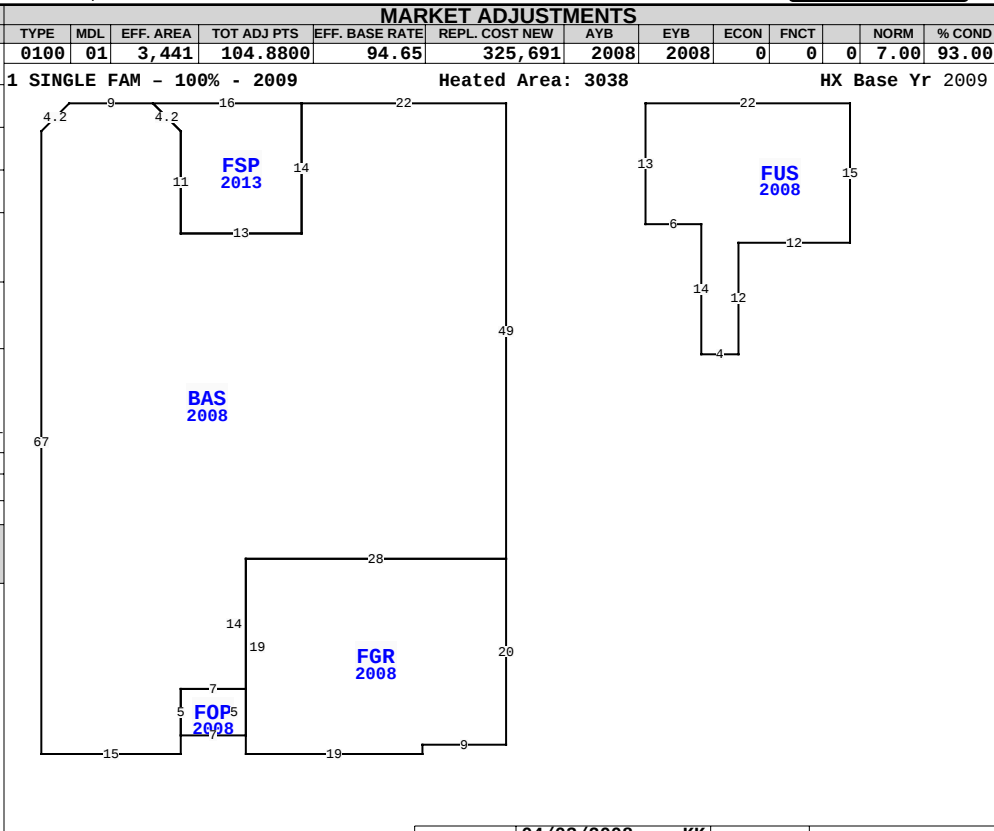
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 80
Exterior Wall	21 STONE 20
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3 100
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	2,672	100	2,672	235,202
FGR	579	55	318	27,992
FOP	35	30	10	881
FSP	187	40	75	6,602
FUS	366	100	366	32,217
TOTALS	3,839		3,441	302,893

EXTRA FEATURES	
L N	OB/XF CODE
1	0812 CONCRETE C
2	0810 CONCRETE A

LAND DESCRIPTION	
L N	USE CODE
1	000133 C



75051 FERN CREEK DR, YULEE	BLD DATE 04/03/2008	KK	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF	
3,880	

NASSAU COUNTY PROPERTY	
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VALUATION SUMMARY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	302,893
TOTAL MARKET OB/XF VALUE	3,880
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	361,773
SOH/AGL Deduction	150,276
ASSESSED VALUE	211,497
TOTAL EXEMPTION VALUE	55,000
BASE TAXABLE VALUE	156,497
TOTAL JUST VALUE	361,773
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20920	CO ISSUED	250,074	01/01/2008
E20426	ELEC OTHER	2,000	01/01/2008
M13597	MECH OTHER	0	01/01/2008
R10951	REPAIR/RRF	5,000	01/01/2008
P12962	OTHER	0	01/01/2008
B20920	NEW CONSTR	250,074	01/01/2008

SALES DATA	
OFF RECORD Number	DATE
1579/1093	8/01/2008
GRANTOR: TAYLOR MORRISON OF FL	
GRANTEE: BRYANT ROBERT A & Z	
1544/1610	1/04/2008
GRANTOR: MORRISON HOMES INC	
GRANTEE: TAYLOR WOODROW HOME	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2008] W22 FSP=[YR=2013] W16 D3 R3 S11 E13 N14\$ S14 W13 N11 U3 L3 W9 D3 L3 S67 E15 N2 FOP=[YR=2008] E7 FGR=[YR=2008] S2 E19 N1 E9 N20 W28 S19\$ N5 W7 S5\$ N5 E7 N14 E28 N49\$ PTR= E15 FUS=[YR=2008] E22 S15 W12 S12 W4 N14 W6 N13\$ W15\$.	