LOT 159
RIVER GLEN #1 PB 7/263

TIMBERLAKE JOHN SPAFFORD III/SPENCE WILLIAM EDWARD
75041 FERN CREEK DRIVE
YULEE, FL 32097

2023

11-2N-26-1830-0159-0000

BUILDING CHARACTERISTICS

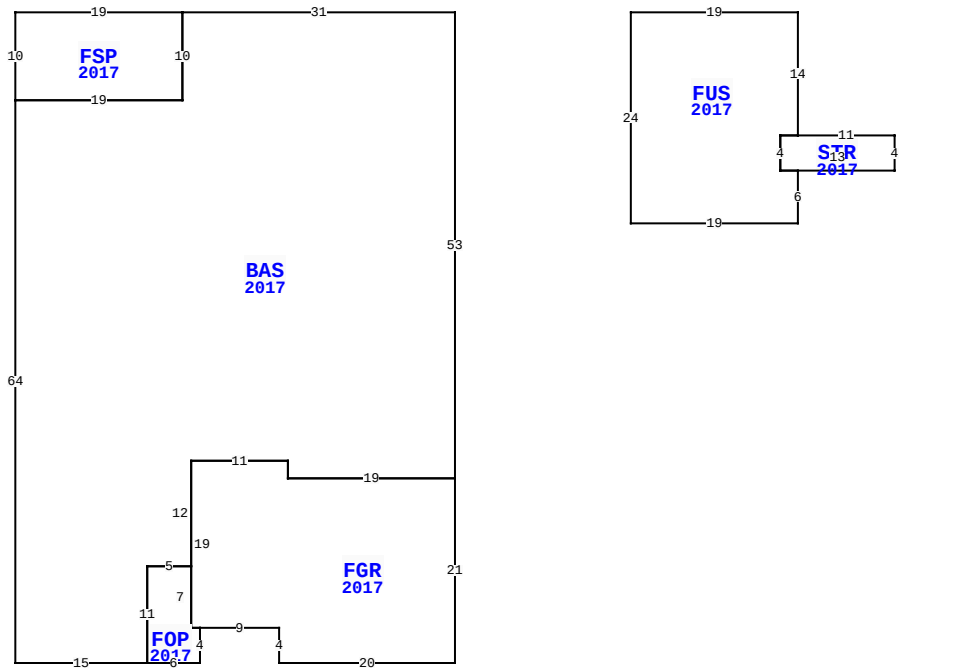
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,803	100	2,803	257,031
FGR	612	55	337	30,902
FOP	59	30	18	1,650
FSP	190	40	76	6,969
FUS	448	100	448	41,081
STR	52	10	5	459
TOTALS	4,164		3,687	338,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,687	103.6800	93.57	344,993	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2023 Heated Area: 3251 HX Base Yr 2023



75041 FERN CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		338,093
TOTAL MARKET OB/XF VALUE		5,791
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		398,884
SOH/AGL Deduction		0
ASSESSED VALUE		398,884
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		348,884
TOTAL JUST VALUE		398,884
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002665	CO ISSUED	0	03/30/2017
B1633000	NEW CONSTR	403,623	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2592/1608	9/21/2022	WD	Q	I	01	550,000
GRANTOR: HAMILTON KEVIN L & ME						
GRANTEE: TIMBERLAKE JOHN S I						
2111/0498	3/30/2017	SW	Q	I	01	292,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HAMILTON KEVIN L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W31 FSP=[YR=2017] W19 S10 E19 N10$ S10 W19 S64 E15 FOP=[YR=2017] E6 N4 FGR=[YR=2017] E9 S4 E20 N21 W19 N2 W11 S19 E1$ W1 N7 W5 S11$ N11 E5 N12 E11 S2 E19 N53$ PTR=E20 FUS=[YR=2017] E19 S14 STR=[YR=2017] E11 S4 W13 N4 E2$ W2 S4 E2 S6 W19 N24$ W20$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,148.00	SF	5.20	5.20	100	2017	2017	3	97	5,791	

LAND DESCRIPTION

TOTAL OB/XF 5,791

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 05/11/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS