

LOT 89
IN OR 2105/511
RIVER GLEN #1 PB 7/263

BRYANT STEVEN L JR & CHRISTINA V
75177 FERN CREEK DR
YULEE, FL 32097

2024

11-2N-26-1830-0089-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	08	IRREGULAR 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		4 100		
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	1,081	100	1,081	109,371
FGR	630	55	346	35,006
FOP	76	30	23	2,327
FSP	120	40	48	4,856
FUS	1,476	100	1,476	149,336
STR	44	10	4	405
TOTALS	3,427		2,978	301,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,978	109.2280	103.77	309,027	2017	2017	0	0	2.50	97.50

1 SINGLE FAM - 100% - 2021

Heated Area: 2557

HX Base Yr 2021

The floor plan diagram illustrates the layout of a single-family home. It includes several rooms and areas, each labeled with a code and the year 2017. The dimensions for various sections are provided in feet. The layout includes a large central area (BAS 2017) with dimensions 37, 12, 25, 23, 20, 30, 21, 18, 12, 4, 13, 17, 4, 3, 30. To the left of the central area is a smaller section (FSP 2017) with dimensions 12, 10, 10. Below the central area is another section (FGR 2017) with dimensions 12, 18, 4, 13, 17, 4, 3, 30. To the right of the central area is a large section (FUS 2017) with dimensions 37, 15, 4, 11, 4, 26, 11, 9, 7, 17, 37. A small section (STR 2017) is located within the FUS 2017 area with dimensions 11, 4, 4. A section (FOP 2017) is located at the bottom left of the central area with dimensions 4, 13, 17, 4, 3, 30.

BLD DATE	
XF DATE	

LGL DATE	
LAND DATE	