LOT 90
IN OR 2110/1568
RIVER GLEN #1 PB 7/263

GHEGAN ANDREA & JOHN C
75185 FERN CREEK DRIVE
YULEE, FL 32097

2024

11-2N-26-1830-0090-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

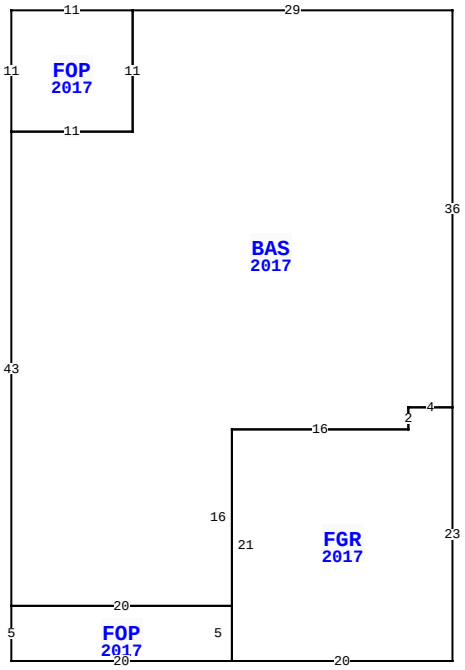
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,711	100	1,711	164,541
FGR	428	55	235	22,599
FOP	100	30	30	2,885
FOP	121	30	36	3,462
TOTALS	2,360		2,012	193,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,012	111.9160	106.32	213,916	2017	2017	7	0	0	2.55	90.45

1 SINGLE FAM – 100% - 2018 Heated Area: 1711 HX Base Yr 2018



75185 FERN CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		193,487
TOTAL MARKET OB/XF VALUE		7,564
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		256,051
SOH/AGL Deduction		91,239
ASSESSED VALUE		164,812
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,812
TOTAL JUST VALUE		256,051
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002179	CO ISSUED	0	03/17/2017
B1632990	NEW CONSTR	214,045	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2110/1568	3/30/2017	SW	Q	I	02	186,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GHEGAN ANDREA & JOH						
2064/1840	8/12/2016	SW	U	V	30	322,500
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W29 FOP=[YR=2017] W11 S11 E11 N11$ S11 W11 S43 FOP=[YR=2017] S5 E20 FGR=[YR=2017] E20 N23 W4 S2 W16 S21$ N5 W20$ E20 N16 E16 N2 E4 N36$.

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	0810	CONCRETE A	0	100	0	0	543.00	SF	6.50	6.50	100	2017	2017	3	97	3,424	
2	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2021	2021	3	98	4,140	

LAND DESCRIPTION

TOTAL OB/XF 7,564

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	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS