LOT 92
IN OR 2110/23
RIVER GLEN #1 PB 7/263

KIRTON KEITH N & MEI D
75201 FERN CREEK DRIVE
YULEE, FL 32097

**2024**

**11-2N-26-1830-0092-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

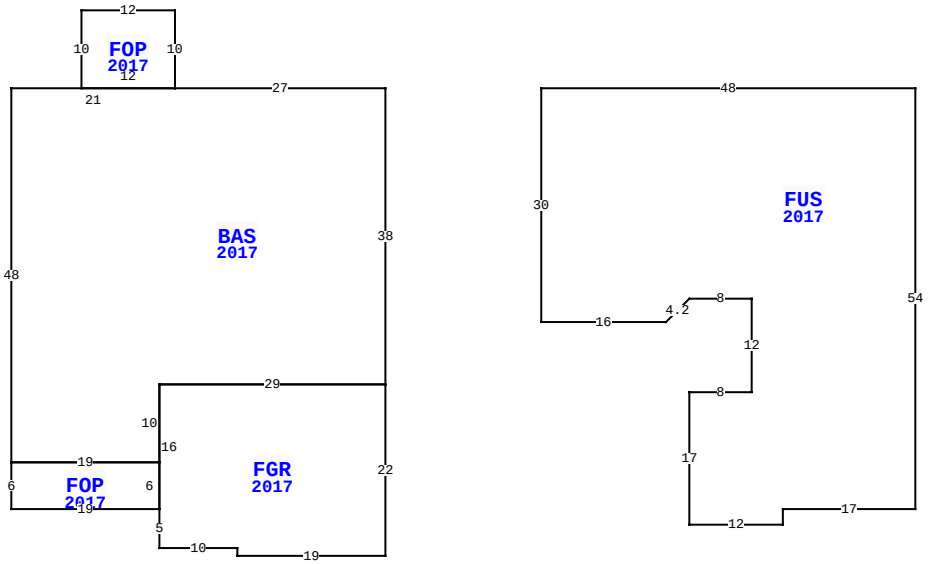
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4.5 100 |
| 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 | 2,014 | 100 | 2,014 | 189,337 |
| FGR | 628 | 55 | 345 | 32,433 |
| FOP | 114 | 30 | 34 | 3,196 |
| FOP | 120 | 30 | 36 | 3,384 |
| FUS | 2,060 | 100 | 2,060 | 193,660 |
| TOTALS | 4,936 | | 4,489 | 422,011 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,489 | 101.5520 | 96.47 | 433,054 | 2017 | 2017 | 0 | 0 | 0 | 2.55 | 97.45 |

1 SINGLE FAM – 100% - 2020 Heated Area: 4074 HX Base Yr




75201 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 | | 422,011 |
| TOTAL MARKET OB/XF VALUE | | 11,843 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 488,854 |
| SOH/AGL Deduction | | 4,682 |
| ASSESSED VALUE | | 484,172 |
| TOTAL EXEMPTION VALUE | 13 | 484,172 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 488,854 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 470,070 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17002472 | CO ISSUED | 0 | 03/24/2017 |
| B1633228 | NEW CONSTR | 497,570 | 10/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2110/0023 | 3/28/2017 | SW | Q | V | 01 | 321,400 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: KIRTON KEITH N & ME | | | | | | |
| 2072/0259 | 9/15/2016 | SW | U | V | 30 | 43,000 |
| GRANTOR: RL REGI FLORIDA LLC | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W27 FOP=[YR=2017] N10 W12 S10 E12$ W21 S48 FOP=[YR=2017] S6 E19 FGR=[YR=2017] S5 E10 S1 E19 N22 W29 S16$ N6 W19$ E19 N10 E29 N38$ PTR=E20 FUS=[YR=2017] E48 S54 W17 S2 W12 N17 E8 N12 W8 D3 L3 W16 N30$ 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 | 896.00 | SF | 5.20 | 5.20 | 100 | 2017 | 2017 | 3 | 97 | 4,519 | |
| 2 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 465.00 | SF | 17.50 | 17.50 | 100 | 2020 | 2020 | 3 | 90 | 7,324 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,843

| 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 | 000135 | C | SFR CNSVTN | 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