LOT 93
IN OR 1565/1607
RIVER GLEN #1 PB 7/263

WALKER DOUGLAS J & ALISON E
75207 FERN CREEK DRIVE
YULEE, FL 32097

2024

11-2N-26-1830-0093-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

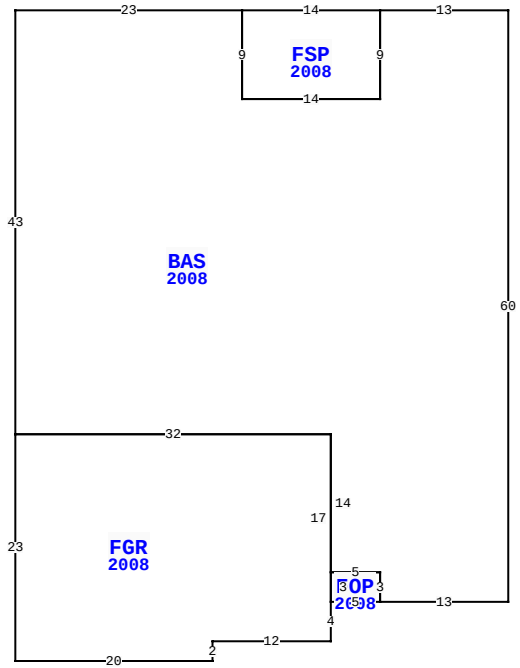
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,315	100	2,315	230,048
FGR	712	55	392	38,955
FOP	15	30	4	398
FSP	126	40	50	4,969
TOTALS	3,168		2,761	274,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,761	113.0880	107.43	296,614	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2009 Heated Area: 2315 HX Base Yr 2009



75207 FERN CREEK DR, YULEE

BLD DATE	05/01/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		274,368
TOTAL MARKET OB/XF VALUE		7,169
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		336,537
SOH/AGL Deduction		142,712
ASSESSED VALUE		193,825
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,825
TOTAL JUST VALUE		336,537
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13479	MECH OTHER	0	12/01/2007
E20210	ELEC OTHER	2,000	11/01/2007
C20661	CO ISSUED	208,098	10/01/2007
R10788	REPAIR/RRF	5,000	10/01/2007
P12808	OTHER	0	10/01/2007
B20661	NEW CONSTR	208,098	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/1607	5/09/2008	WD	Q	I		248,000
GRANTOR: TAYLOR MORRISON OF FL						
GRANTEE: WALKER DOUGLAS J &						
1544/1610	1/04/2008	WD	U	V	21	100
GRANTOR: MORRISON HOMES INC						
GRANTEE: TAYLOR WOODROW HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W13 FSP=[YR=2008] W14 S9 E14 N9$ S9 W14 N9 W23 S43 FGR=[YR=2008] S23 E20 N2 E12 N4 FOP=[YR=2008] E5 N3 W5 S3$ N17 W32$ E32 S14 E5 S3 E13 N60$.

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	962.00	SF	5.20	5.20	100	2008	2008	3	89	4,452	
2	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2008	2008	3	89	208	
3	0855	CONC PAVER	0	100	0	0	256.00	SF	10.00	10.00	100	2019	2019	3	98	2,509	

LAND DESCRIPTION

TOTAL OB/XF 7,169

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	000100	C	SFR	100	0003	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