

LOT 96
IN OR 1545/576
RIVER GLEN #1 PB 7/263

FERGUSON CHRISTOPHER
75219 FERN CREEK DRIVE
YULEE, FL 32097

2024

11-2N-26-1830-0096-0000



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	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	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	2,582	100	2,582	242,247
FGR	579	55	318	29,836
FOP	35	30	10	938
FOP	211	30	63	5,911
TOTALS	3,407		2,973	278,932

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0812	CONCRETE C	0 100	0	0	1,033.00	SF	4.00	4.00	100	2007	2007
2	0810	CONCRETE A	0 100	9	3	27.00	SF	6.50	6.50	100	2007	2007

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	UT		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,973	107.3480	101.98	303,187	2007	2007	0	0	0	8.00	92.00
1 SINGLE FAM - 100% - 2009 Heated Area: 2582 HX Base Yr 2009												
75219 FERN CREEK DR, YULEE												

BLD DATE	02/07/2008	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												PAGE 1 of 1 4
VALUATION BY												STANDARD
Tax Group: 4 Tax Dist:												
BUILDING MARKET VALUE												278,932
TOTAL MARKET OB/XF VALUE												3,790
TOTAL LAND VALUE - MARKET												55,000
TOTAL MARKET VALUE												337,722
SOH/AGL Deduction												143,018
ASSESSED VALUE												194,704
TOTAL EXEMPTION VALUE												50,000
BASE TAXABLE VALUE												144,704
TOTAL JUST VALUE												337,722
NCON VALUE												0
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												325,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19985	ELEC OTHER	2,000	09/01/2007
M13307	MECH OTHER	0	09/01/2007
P12615	OTHER	0	08/01/2007
C20263	CO ISSUED	0	07/01/2007
B20263	NEW CONSTR	225,588	07/01/2007
R10588	REPAIR/RRF	5,000	07/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/0576	1/08/2008	WD U	I		21	266,200
GRANTOR: MORRISON HOMES INC						
GRANTEE: FERGUSON CHRISTOPHE						
1505/0133	6/11/2007	WD U	V		19	459,900
GRANTOR: RIVER GLEN LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2007] U3 L3 W8 FOP=[YR=2007] N6 W17 S14 E13 N5 U3 R3 E1\$ W1 D3 L3 S5 W13 N14 W22 S49 FGR=[YR=2007] S20 E9 S1 E19 N2 FOP=[YR=2007] E7 N5 W7 S5\$ N19 W28\$ E28 S14 E7 S7 E15 N61\$.												