



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

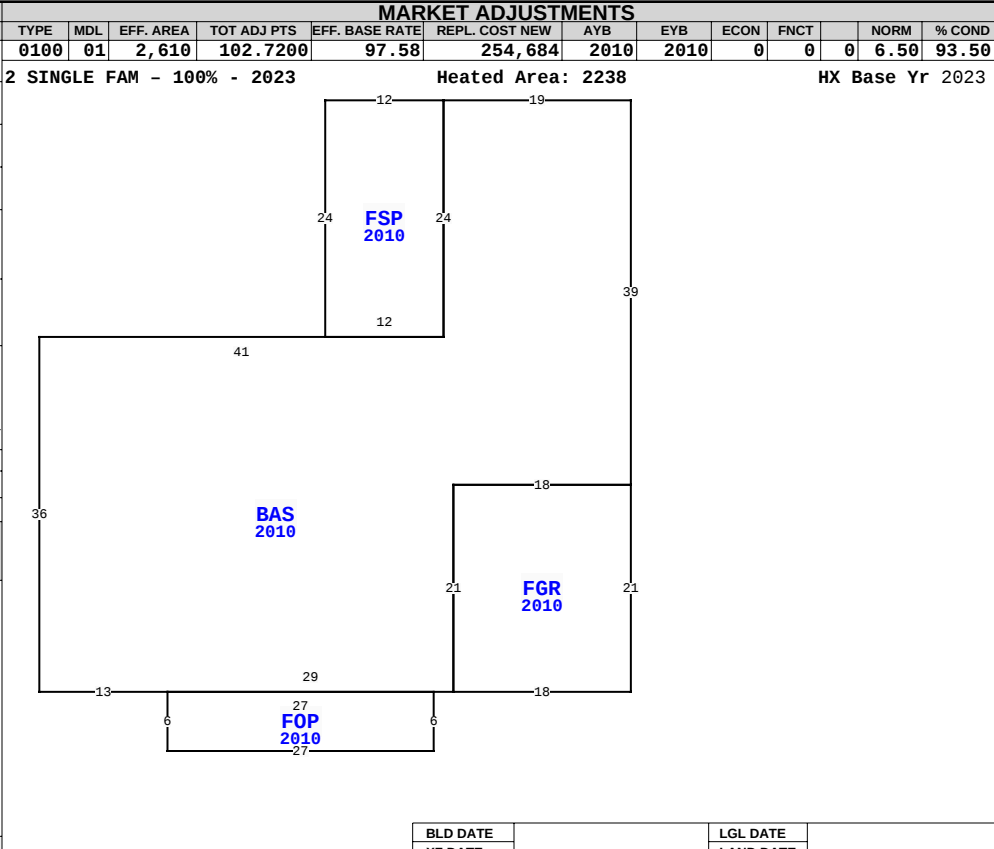
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,238	100	2,238	204,189
FGR	378	55	208	18,978
FOP	162	30	49	4,470
FSP	288	40	115	10,493
TOTALS	3,066		2,610	238,130

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0811	CONCRETE B	0	100	0	0			
2	0810	CONCRETE A	0	100	21	3			
3	0810	CONCRETE A	0	100	0	0			
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	0003
RETURN DATE			01/01/2020	BY: WPA	



75245 FERN CREEK DR, YULEE													
TOTAL OB/XF 5,773													

NASSAU COUNTY PROPERTY													
PAGE 1 of 1													4
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												238,130	
TOTAL MARKET OB/XF VALUE												5,773	
TOTAL LAND VALUE - MARKET												55,000	
TOTAL MARKET VALUE												298,903	
SOH/AGL Deduction												1,990	
ASSESSED VALUE												296,913	
TOTAL EXEMPTION VALUE												50,000	
BASE TAXABLE VALUE												246,913	
TOTAL JUST VALUE												298,903	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												288,265	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23303	CO ISSUED	0	05/21/2010
P14168	PLUMBING	0	03/01/2010
B23303	NEW CONSTR	302,886	02/01/2010
E22436	ELEC OTHER	0	02/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2558/1896	4/26/2022	WD	Q	I	01	405,000	
GRANTOR: VAHSEN MICHAEL J							
GRANTEE: ENFIELD JAMES WILLI							
2336/1844	1/28/2020	WD	Q	I	01	248,500	
GRANTOR: STANTON BRIAN L & KRI							
GRANTEE: VAHSEN MICHAEL J							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2010] W19 FSP=[YR=2010] W12 S24 E12 N24 \$ S24 W41 S36 E13 FOP=[YR=2010] S6 E27 N6 W27 \$ E29 FGR=[YR=2010] E18 N21 W18 S21 \$ N21 E18 N39 \$.													