

LOT 101
IN OR 1692/634
RIVER GLEN #1 PB 7/263

MITCHELL MICHAEL A & SAMARA Y
75250 FERN CREEK DR
YULEE, FL 32097

2024

11-2N-26-1830-0101-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
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	1,712	100	1,712	153,894
FGR	616	55	339	30,473
FOP	256	30	77	6,922
FUS	2,226	100	2,226	200,097
UOP	45	20	9	809
USP	216	30	65	5,843

TOTALS 5,071 4,428 398,037

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0 100	0	900.00	SF	5.20	5.20	100	2010	2010	3	91	4,259	
2	0810	CONCRETE A	0 100	11 3	33.00	SF	6.50	6.50	100	2010	2010	3	91	195	
3	0911	SCRN RM A	0 100	0 0	600.00	SF	17.50	17.50	100	2018	2018	3	82	8,610	

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	% 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	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

MARKET ADJUSTMENTS												1 SINGLE FAM - 100% - 2021				Heated Area: 3938				HX Base Yr			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
0100	01	4,428	101.2000	96.14	425,708	2010	2010	0	0	0	6.50	93.50											

9JOF 2013

24

9

33

21

22

44

18

22

28

28

14

4

12

4

26

8

BAS 2010

FGR 2010

FOP 2010

54

44

44

14

9

6

3

8

28

FUS 2010

75250 FERN CREEK DR, YULEE

BLD DATE 08/16/2010 KK LGL DATE

XF DATE LAND DATE

INC DATE AG DATE

TOTAL OB/XF												13,064			
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		398,037	
TOTAL MARKET OB/XF VALUE		13,064	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		466,101	
SOH/AGL Deduction		3,964	
ASSESSED VALUE		462,137	
TOTAL EXEMPTION VALUE		13	462,137
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		466,101	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		448,677	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001101	XFOB	13,776	03/01/2018
B1632814	ADDITION	2,678	08/01/2016
B1327639	ADDITION	7,432	08/01/2013
C23348	CO ISSUED	0	06/21/2010
E22497	ELEC OTHER	0	03/01/2010
P14191	OTHER	0	03/01/2010

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1692/0634	6/28/2010	WD Q I	01
GRANTOR: MARONDA HOMES INC			
GRANTEE: MITCHELL MICHAEL A			
1662/0504	1/26/2010	WD U V	30
GRANTOR: RIVER GLEN LLC			
GRANTEE: MARONDA HOMES INC			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2010] W21 USP=[YR=2013] N9 W24 UOP=[YR=2013] W5 S9 E5 N9\$ S9 E24\$ W33 S44 FOP=[YR=2010] S8 E26 N8 FGR=[YR=2010] E28 N22 W28 S22\$ N4 W12 S4 W14\$ E14 N4 E12N18 E28 N22\$ PTR=E15 FUS=[YR=2010] E54 S44 W28 N8 W3 N6 W9 S14 W14 N44\$ W15\$.			

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