LOT 102
IN OR 1556/764
RIVER GLEN #1 PB 7/263

SELLERS ROBERT J & VASHRONDA L
75240 FERN CREEK DRIVE
YULEE, FL 32097

2024

11-2N-26-1830-0102-0000

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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

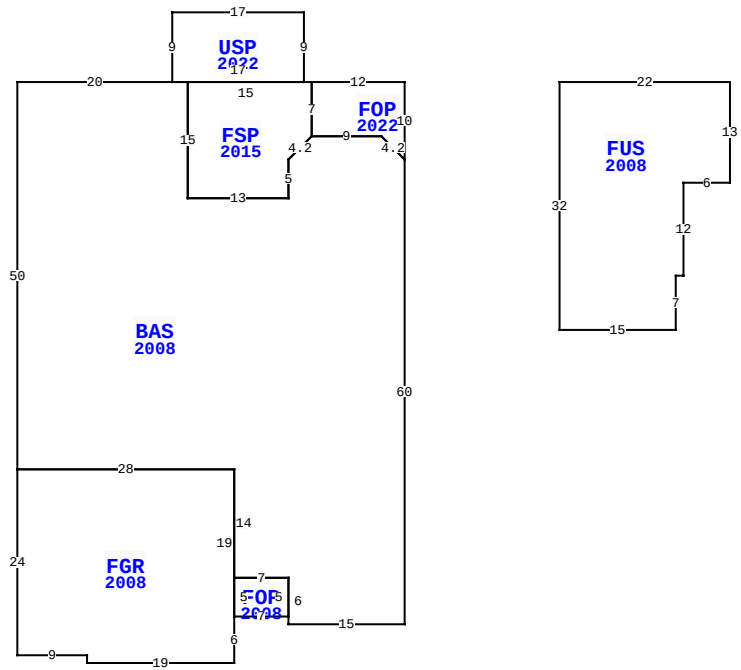
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,589	100	2,589	241,207
FGR	691	55	380	35,403
FOP	35	30	10	931
FOP	89	30	27	2,515
FSP	221	40	88	8,198
FUS	583	100	583	54,316
USP	153	30	46	4,286
TOTALS	4,361		3,723	346,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,723	106.0200	100.72	374,981	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2009 Heated Area: 3172 HX Base Yr 2009



75240 FERN CREEK DR, YULEE

BLD DATE	05/15/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		346,857
TOTAL MARKET OB/XF VALUE		6,992
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		408,849
SOH/AGL Deduction		164,014
ASSESSED VALUE		244,835
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		194,835
TOTAL JUST VALUE		408,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004549	ADDITION	4,820	03/24/2022
M13476	MECH OTHER	0	12/01/2007
E20213	ELEC OTHER	2,000	11/01/2007
C20646	CO ISSUED	274,692	10/01/2007
R10779	REPAIR/RRF	5,000	10/01/2007
P12807	OTHER	0	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1556/0764	3/18/2008	WD	Q	I		365,400
GRANTOR: TAYLOR MORRISON OF FL						
GRANTEE: SELLERS ROBERT J &						
1544/1610	1/04/2008	WD	U	I	21	100
GRANTOR: MORRISON HOMES INC						
GRANTEE: TAYLOR WOODROW HOME						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W12 FSP=[YR=2015] W1 USP=[YR=2022] N9 W17 S9 BAS=[YR=2008] W20 S50 FGR=[YR=2008] S24 E9 S1 E19 N6 FOP=[YR=2008] E7 N5 W7 S5$ N19 W28$ E28 S14 E7 S6 E15 N60 L3 U3 W9 D3 L3 S5 W13 N15 W2$ E17$ W15 S15 E13 N5 U3 R3 N7$ S7 E9 D3 R3 N10$ PTR=E20 FUS=[YR=2008] E22 S13 W6 S12 W1 S7 W15 N32$ 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	708.00	SF	5.20	5.20	100	2008	2008	3	89	3,277	
2	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2008	2008	3	89	243	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2008	2008	3	89	52	
4	0855	CONC PAVER	0	100	0	0	342.00	SF	10.00	10.00	100	2022	2022	3	100	3,420	

LAND DESCRIPTION

TOTAL OB/XF 6,992

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		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