

LOT 103
IN OR 2215/1466
RIVER GLEN #1 PB 7/263

ROSS WILLIAM F JR & SUHEILA M
75236 FERN CREEK DRIVE
YULEE, FL 32097

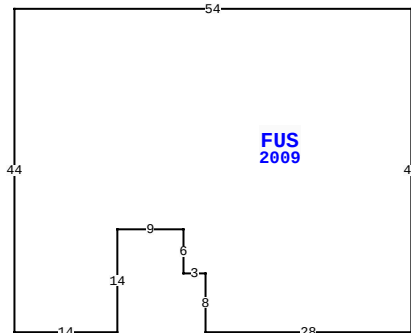
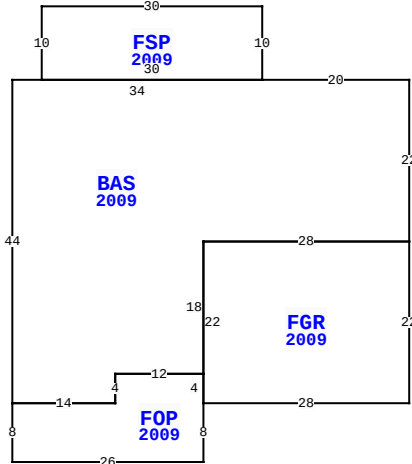
2024

11-2N-26-1830-0103-0000



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	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD2 Adjustme	SF	.SF 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
BAS	1,712	100
FGR	616	55
FOP	256	30
FSP	300	40
FUS	2,226	100
TOTALS	5,110	4,474

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,474	76.3840	72.56	324,633	2009	2009	0	0	0	7.00	93.00
1 SINGLE FAM - 100% - 2020					Heated Area: 3938				HX Base Yr 2020			



NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
Tax Dist:		301,909	
BUILDING MARKET VALUE		9,704	
TOTAL MARKET OB/XF VALUE		55,000	
TOTAL LAND VALUE - MARKET		366,613	
TOTAL MARKET VALUE		88,135	
SOH/AGL Deduction		278,478	
ASSESSED VALUE		50,000	
TOTAL EXEMPTION VALUE		228,478	
BASE TAXABLE VALUE		366,613	
TOTAL JUST VALUE		0	
NCON VALUE		INCOME VALUE	
PREVIOUS YEAR MKT VALUE		353,359	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0922975	ADDITION	2,300	10/01/2009
R0912159	REPAIR/RRF	2,300	10/01/2009
C22459	CO ISSUED	0	09/29/2009
B22459	NEW CONSTR	315,282	05/01/2009
M14529	MECH OTHER	0	05/01/2009
P13756	PLUMBING	0	05/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2215/1466	7/30/2018	WD	Q	I	01	307,000	
GRANTOR: LOPEZ ROBERT J & SOFI							
GRANTEE: ROSS WILLIAM F JR &							
1642/1337	9/29/2009	WD	Q	I	01	239,700	
GRANTOR: MARONDA HOMES INC							
GRANTEE: LOPEZ ROBERT J & SO							

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
1	0812	CONCRETE C	0	100	0	0		1,010.00	SF 4.00	100	2009	2009	3
2	0855	CONC PAVER	0	100	0	0		311.00	SF 10.00	100	2009	2009	3
3	0855	CONC PAVER	0	100	12	6		72.00	SF 10.00	100	2009	2009	3
4	0462	ST/AL FNC	0	100	117	4		468.00	SF 10.00	100	2009	2009	3
TOTALS													
75236 FERN CREEK DR, YULEE													
BLD DATE 01/26/2010 KK LGL DATE													
XF DATE 01/26/2010 KK LAND DATE													
INC DATE AG DATE													
OB/XF MKT VALUE													
NOTES													

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
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	UT		1.00	1.00
TOTAL OB/XF 9,704													
ADJ UNIT PRICE													
LAND VALUE													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSRV													