



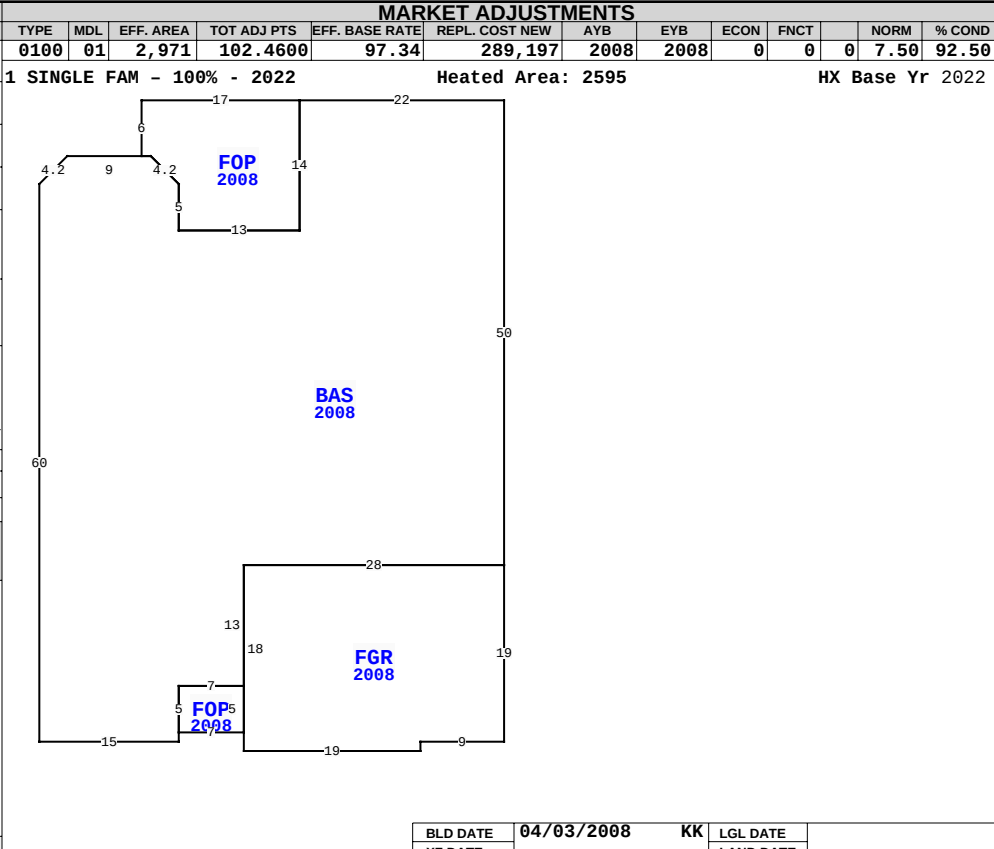
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,595	100	2,595	233,652
FGR	551	55	303	27,282
FOP	35	30	10	900
FOP	211	30	63	5,672
TOTALS	3,392		2,971	267,507

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,050.00	SF	4.00	4.00	100	2008
2	0810	CONCRETE A	0 100	9	3	27.00	SF	6.50	6.50	100	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	UT	1.00



75166 FERN CREEK DR, YULEE	BLD DATE 04/03/2008	KK	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
3,894											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										267,507	
TOTAL MARKET OB/XF VALUE										3,894	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										326,401	
SOH/AGL Deduction										39,208	
ASSESSED VALUE										287,193	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										237,193	
TOTAL JUST VALUE										326,401	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										314,435	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008350	REPAIR/RRF	26,000	06/24/2021
M13626	MECH OTHER	0	02/01/2008
P12986	OTHER	0	01/01/2008
C20396	CO ISSUED	225,588	08/01/2007
R10644	REPAIR/RRF	5,000	08/01/2007
B20396	NEW CONSTR	225,588	08/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2506/1260	10/15/2021	WD	Q	I	02	400,000			
GRANTOR: KINSER RYAN P & LINDS									
GRANTEE: DUNHAM WESLEY & KAT									
1783/1034	2/29/2012	WD	U	I	37	195,000			
GRANTOR: ROGERS NATHAN & CHERY									
GRANTEE: KINSER RYAN P									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W22 FOP=[YR=2008] W17 S6 E1 D3 R3 S5 E13 N14\$ S14 W13 N5 U3 L3 W9 D3 L3 S60 E15 N1 FOP=[YR=2008] E7 FGR=[YR=2008] S2 E19 N1 E9 N19 W28 S18\$ N5 W7 S5\$ N5 E7 N13 E28 N50\$.											