LOT 115
RIVER GLEN #1 PB 7/263

FORRESTER VASSEL I
75126 FERN CREEK DR
YULEE, FL 32097

2024

11-2N-26-1830-0115-0000

BUILDING CHARACTERISTICS

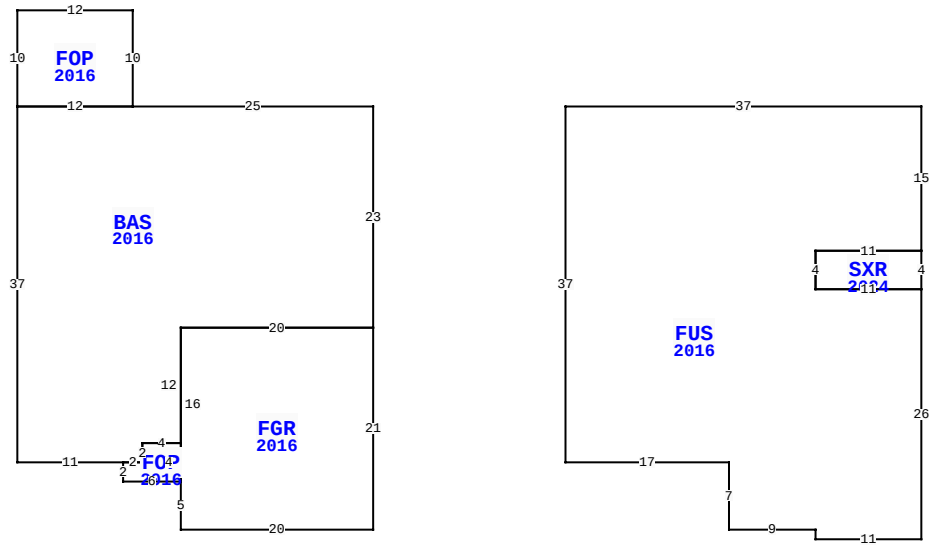
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,081	100	1,081	112,249
FGR	420	55	231	23,987
FOP	20	30	6	623
FOP	120	30	36	3,738
FUS	1,476	100	1,476	153,265
SXR	44	10	4	416
TOTALS	3,161		2,834	294,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,834	112.8000	107.16	303,691	2016	2016	0	0	0	3.10	96.90

1 SINGLE FAM – 100% - 2017 Heated Area: 2557 HX Base Yr 2017



75126 FERN CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		294,277
TOTAL MARKET OB/XF VALUE		4,306
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		353,583
SOH/AGL Deduction		122,943
ASSESSED VALUE		230,640
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		175,640
TOTAL JUST VALUE		353,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632631	CO ISSUED	0	11/29/2016
B1632631	NEW CONSTR	310,795	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2384/0514	5/15/2020	QC	U	I	11	100
GRANTOR: FORRESTER VASSELL I &						
GRANTEE: FORRESTER VASSEL I						
2087/1191	12/05/2016	SW	Q	I	01	222,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FORRESTER VASSEL IS						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2016;ORIG=20,0] E37 S15 W11 S4 E11 S26 W11 N1 W9 N7 W17 N37 $
BAS=[YR=2016;ORIG=0,0] W25 W12 S37 E11 E2 N2 E4 N12 E20 N23 $
FGR=[YR=2016;ORIG=-20,39] S5 E20 N21 W20 S16 $
FOP=[YR=2016;ORIG=-25,0] N10 W12 S10 E12 $
FOP=[YR=2016;ORIG=-26,37] S2 E6 N4 W4 S2 W2 $
PTR=[ORIG=0,0] E20 W20 $
SXR=[YR=2024;ORIG=46,15] E11 S4 W11 N4 $
.

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	0810	CONCRETE A	0	100	0	0	690.00	SF	6.50	6.50	100	2016	2016	3	96	4,306	

LAND DESCRIPTION

TOTAL OB/XF 4,306

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	000133	C	SFR LAKE	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