LOT 118
RIVER GLEN #1 PB 7/263

FONTANESS ANDREW B & IRIS L/E/
75114 FERN CREEK DRIVE
YULEE, FL 32097

2024

11-2N-26-1830-0118-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

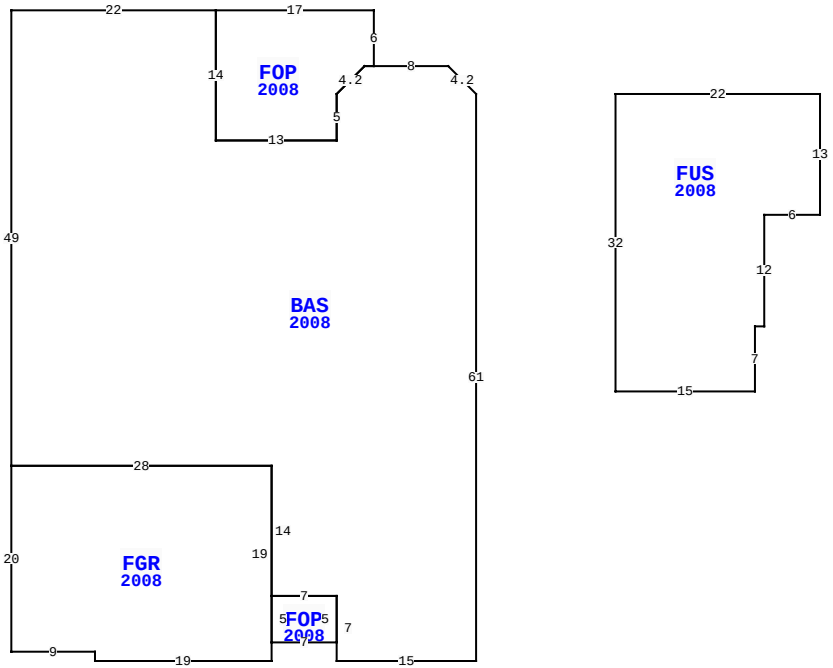
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	2,582	100	2,582	224,624
FGR	579	55	318	27,665
FOP	35	30	10	870
FOP	211	30	63	5,481
FUS	583	100	583	50,719
TOTALS	3,990		3,556	309,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,556	99.0000	94.05	334,442	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2021 Heated Area: 3165 HX Base Yr 2021



75114 FERN CREEK DR, YULEE

BLD DATE	05/12/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		309,359
TOTAL MARKET OB/XF VALUE		12,186
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		376,545
SOH/AGL Deduction		67,375
ASSESSED VALUE		309,170
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		254,170
TOTAL JUST VALUE		376,545
NCON VALUE		8,675
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13477	MECH OTHER	0	12/01/2007
E20212	ELEC OTHER	2,000	11/01/2007
C20663	CO ISSUED	0	10/01/2007
R10789	REPAIR/RRF	5,000	10/01/2007
P12805	OTHER	0	10/01/2007
B20663	NEW CONSTR	260,964	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2464/1078	5/25/2021	LE	U	I	11	100
GRANTOR: FONTANESS ANDREW B &						
GRANTEE: FONTANESS ANDRE C &						
2386/0348	8/21/2020	WD	Q	I	01	335,000
GRANTOR: SCHWEITZER CARLY						
GRANTEE: FONTANESS ANDREW B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] U3 L3 W8 FOP=[YR=2008] N6 W17 S14 E13 N5 U3 R3 E1$ W1 D3 L3 S5 W13 N14 W22 S49 FGR=[YR=2008] S20 E9 S1 E19 N2 FOP=[YR=2008] E7 N5 W7 S5$ N19 W28$ E28 S14 E7 S7 E15 N61$ PTR=E15 FUS=[YR=2008] E22 S13 W6 S12 W1 S7 W15 N32$ W15$.

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	725.00	SF	5.20	5.20	100	2008	2008	3	89	3,355	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2008	2008	3	89	156	
3	0911	SCRN RM A	0	100	0	0	210.00	SF	17.50	17.50	100	2024	2023		100	3,675	
4	0855	CONC PAVER	0	100	0	0	500.00	SF	10.00	10.00	100	2024	2023		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 12,186

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