

LOT 128
IN OR 1642/843
RIVER GLEN #1 PB 7/263

CROSBY ROBERT
75076 FERN CREEK DRIVE
YULEE, FL 32097

2024

11-2N-26-1830-0128-0000



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 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	1,712	121,067
FGR	616	55	339	23,974
FOP	256	30	77	5,445
FUS	2,226	100	2,226	157,416
UOP	300	20	60	4,243

TOTALS 5,110 4,414 312,146

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	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,334.00	SF	4.00	4.00	100	2009	2009	3	90	8,402	
2	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2009	2009	3	90	211	
3	0861	POOL GUNIT	0	100	0	0	244.00	SF	85.00	85.00	100	2009	2009	3	56	11,614	
4	0845	KOOL DECK	0	100	0	0	404.00	SF	7.25	7.25	100	2009	2009	3	90	2,636	
5	0910	SCRN RM L	0	100	30	21	630.00	SF	15.00	15.00	100	2009	2009	3	40	3,780	
6	0855	CONC PAVER	0	100	0	0	450.00	SF	10.00	10.00	100	2024	2023		100	4,500	

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	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,414	80.0448	76.04	335,641	2009	2009	0	0	7.00	93.00	
1 SINGLE FAM - 100% - 2019 Heated Area: 3938 HX Base Yr												

75076 FERN CREEK DR, YULEE

BLD DATE 01/12/2010 KK LGL DATE

XF DATE LAND DATE

INC DATE AG DATE

TOTAL OB/XF 31,143												

LAND DESCRIPTION

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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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		312,146	
TOTAL MARKET OB/XF VALUE		31,143	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		398,289	
SOH/AGL Deduction		0	
ASSESSED VALUE		398,289	
TOTAL EXEMPTION VALUE		13	398,289
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		398,289	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		383,239	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23010	XFOB	23,025	11/01/2009
B0922923	SWIM POOL	25,000	10/01/2009
C22460	CO ISSUED	0	09/21/2009
B22460	NEW CONSTR	315,282	05/01/2009
M14530	MECH OTHER	0	05/01/2009
P13757	PLUMBING	0	05/01/2009

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BUILDING NOTES						
BUILDING DIMENSIONS						
FUS=[YR=2009;ORIG=15,0] E54 S44 W14 N14 W9 S6 W3 S8 W28 N44 \$						
BAS=[YR=2009;ORIG=0,0] W4 W50 S22 E28 S18 E12 S4 E14 N44 \$						
FGR=[YR=2009;ORIG=-54,22] S22 E28 N22 W28 \$						
UOP=[YR=2009;ORIG=-4,0] N10 W30 S10 E30 \$						
FOP=[YR=2009;ORIG=-26,44] S8 E26 N8 W14 N4 W12 S4 \$						
PTR=[ORIG=0,0] E15 W15 \$						

Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS