



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,083	100	2,083	208,155
FGR	445	55	245	24,483
FOP	66	30	20	1,998
FOP	176	30	53	5,296
FUS	313	100	313	31,278
TOTALS	3,083		2,714	271,211

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	
3	0462	ST/AL FNC	0	100	0	0	893.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,714	114.3360	108.62	294,795	2007	2007	0	0	8.00	92.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2396 HX Base Yr 2023											
75070 FERN CREEK DR, YULEE											

BLD DATE	01/25/2008	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		271,211	
TOTAL MARKET OB/XF VALUE		7,512	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		333,723	
SOH/AGL Deduction		105,081	
ASSESSED VALUE		228,642	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		178,642	
TOTAL JUST VALUE		333,723	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		321,960	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19981	ELEC OTHER	2,000	09/01/2007
M13306	MECH OTHER	0	09/01/2007
C20327	CO ISSUED	0	08/01/2007
R10601	REPAIR/RRF	5,000	08/01/2007
B20327	NEW CONSTR	201,168	08/01/2007
P12616	OTHER	0	08/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2571/0455	6/10/2022	WD Q	I	I	01
GRANTOR: DARDY TRACY L & JOE N					
GRANTEE: MURPHY DONALD C & D					
2061/0266	7/22/2016	WD Q	I	I	01
GRANTOR: WYRICK JARED W & HA					
GRANTEE: DARDY TRACY L & JOE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W18 FOP=[YR=2007] W22 S8 E22 N8\$ S8 W22 S59 E10 FOP=[YR=2007] S1 E10 FGR=[YR=2007] S3 E20 N23 W6 S3 W5 N3 W9 S20\$ N8 W8 S7 W2\$ E2 N7 E8 N12 E9 S3 E5 N3 E6 N48\$ PTR=E15 FUS=[YR=2007] E3 N4 E3 S10 E8 S20 W13 N15 W1 N11\$ W15\$.											