LOT 134
RIVER GLEN #1 PB 7/263

GOBBLE RONNIE C
75040 FERN CREEK DRIVE
YULEE, FL 32097

**2024**

**11-2N-26-1830-0134-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

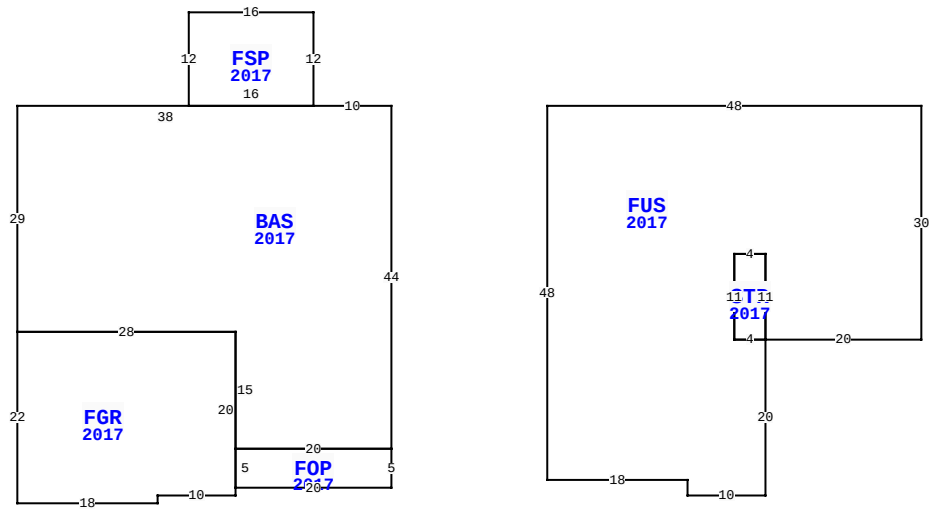
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| 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 | 1,692 | 100 | 1,692 | 154,530 |
| FGR | 606 | 55 | 333 | 30,413 |
| FOP | 100 | 30 | 30 | 2,740 |
| FSP | 192 | 40 | 77 | 7,032 |
| FUS | 1,920 | 100 | 1,920 | 175,353 |
| STR | 44 | 10 | 4 | 365 |
| TOTALS | 4,554 | | 4,056 | 370,435 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,056 | 98.6480 | 93.72 | 380,128 | 2017 | 2017 | 0 | 0 | 0 | 2.55 | 97.45 |

1 SINGLE FAM – 0% - 2023 Heated Area: 3612 HX Base Yr




75040 FERN CREEK DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 370,435 |
| TOTAL MARKET OB/XF VALUE | 12,502 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 437,937 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 437,937 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 437,937 |
| TOTAL JUST VALUE | 437,937 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 421,442 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1703015 | CO ISSUED | 0 | 04/06/2017 |
| B1632998 | NEW CONSTR | 447,043 | 09/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2588/0709 | 9/01/2022 | WD | Q | I | 02 | 575,000 |
| GRANTOR: LAYNE SHAWN | | | | | | |
| GRANTEE: GOBBLE RONNIE C | | | | | | |
| 2222/0858 | 8/31/2018 | WD | Q | I | 02 | 335,900 |
| GRANTOR: LUSK WILLIAM A & STEP | | | | | | |
| GRANTEE: LAYNE SHAWN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W10 FSP=[YR=2017] N12 W16 S12 E16$ W38 S29 FGR=[YR=2017] S22 E18 N1 E10 N1 FOP=[YR=2017] E20 N5 W20 S5$ N20 W28$ E28 S15 E20 N44$ PTR=E20 FUS=[YR=2017] E48 S30 W20 STR=[YR=2017] W4 N11 E4 S11$ N11 W4 S11 E4 S20 W10 N2 W18 N48$ W20$.

## 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 | 0 | 0 | 0 | 1,145.00 | SF | 5.20 | 5.20 | 100 | 2017 | 2017 | 3 | 97 | 5,775 | |
| 2 | 0462 | ST/AL FNC | 0 | 0 | 0 | 0 | 768.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 84 | 6,451 | |
| 3 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2017 | 2017 | 3 | 92 | 276 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,502

| 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 | 0 | | 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