



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

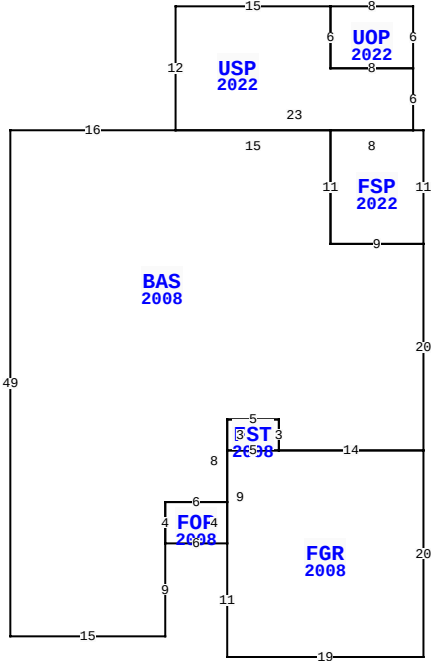
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,426	100	1,426	143,987
FGR	380	55	209	21,103
FOP	24	30	7	707
FSP	99	40	40	4,039
FST	15	55	8	808
UOP	48	20	10	1,010
USP	228	30	68	6,866
TOTALS	2,220		1,768	178,520

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	814.00	SF	5.20
2	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50
3	0462	ST/AL FNC	0	100	0	0	768.00	SF	10.00
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,768	114.9000	109.16	192,995	2008	2008	0	0
1 SINGLE FAM - 100% - 2023									
Heated Area: 1426									
HX Base Yr 2023									



75123 FERN CREEK DR, YULEE	BLD DATE 09/29/2008	KK	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								178,520	
TOTAL MARKET OB/XF VALUE								8,836	
TOTAL LAND VALUE - MARKET								55,000	
TOTAL MARKET VALUE								242,356	
SOH/AGL Deduction								605	
ASSESSED VALUE								241,751	
TOTAL EXEMPTION VALUE								HX HB	50,000
BASE TAXABLE VALUE								191,751	
TOTAL JUST VALUE								242,356	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								234,710	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003651	ADDITION	8,622	03/07/2022
C21696	CO ISSUED	127,974	11/19/2008
E21227	ELEC OTHER	3,450	09/01/2008
M14094	MECH OTHER	0	08/01/2008
B21696	NEW CONSTR	127,974	07/01/2008
R11414	REPAIR/RRF	5,000	07/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2441/0156	2/23/2021	WD	Q	I	02	220,000	
GRANTOR:ANDERSON CASSANDRA A							
GRANTEE: FUHR GEORGE E & SUS							
1599/0617	12/29/2008	WD	Q	I	01	150,000	
GRANTOR:TAYLOR WOODROW HOMES							
GRANTEE: FUHR CASSANDRA A							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FSP=[YR=2022] W1 USP=[YR=2022] N6 UOP=[YR=2022] N6 W8 S6 E8\$ W8 N6 W15 S12 BAS=[YR=2008] W16 S49 E15 N9 FOP=[YR=2008] E6 FGR=[YR=2008] S11 E19 N20 W14 FST=[YR=2008] N3 W5S3 E5\$ W5 S9\$ N4 W6 S4\$ N4 E6 N8 E5 S3 E14 N20 W9 N11 W15\$ E23\$ W8 S11 E9 N11\$.									

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