LOT 152
RIVER GLEN #1 PB 7/263

BROCK LARRY R & AMBER
75099 FERN CREEK DRIVE
YULEE, FL 32097

2024

11-2N-26-1830-0152-0000

BUILDING CHARACTERISTICS

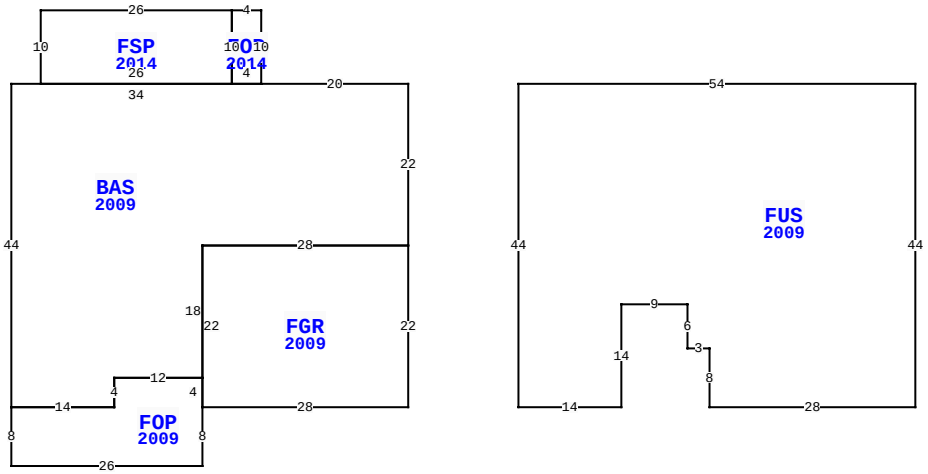
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3.5 100
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	113,410
FGR	616	55	339	22,457
FOP	256	30	77	5,101
FOP	40	30	12	795
FSP	260	40	104	6,889
FUS	2,226	100	2,226	147,459
TOTALS	5,110		4,470	296,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,470	74.9760	71.23	318,398	2009	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2021 Heated Area: 3938 HX Base Yr 2021



75099 FERN CREEK DR, YULEE

BLD DATE	01/11/2010 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		296,110
TOTAL MARKET OB/XF VALUE		5,787
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		356,897
SOH/AGL Deduction		66,453
ASSESSED VALUE		290,444
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		235,444
TOTAL JUST VALUE		356,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429214	ADDITION	4,100	08/01/2014
C22457	CO ISSUED	0	09/28/2009
B22457	NEW CONSTR	315,282	05/01/2009
M14528	MECH OTHER	0	05/01/2009
P13755	PLUMBING	0	05/01/2009
R11869	REPAIR/RRF	2,200	05/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2339/1613	2/11/2020	WD	Q	I	01	330,000
GRANTOR: BROWN LARAE C & JOSEP						
GRANTEE: BROCK LARRY R & AMB						
1643/0570	9/30/2009	WD	Q	I	01	238,700
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: BROWN LARAE C & JOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W20 FOP=[YR=2014] N10 W4 FSP=[YR=2014] W26 S10 E26 N10$ S10 E4$ W34 S44 FOP=[YR=2009] S8 E26 N8 FGR=[YR=2009] E28 N22 W28 S22$ N4 W12 S4 W14$ E14 N4 E12N18 E28 N22$ PTR=E15 FUS=[YR=2009] E54 S44 W28 N8 W3 N6 W9 S14 W14 N44$ W15$.

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	1,554.00	SF	4.00	4.00	100	2009	2009	3	90	5,594	
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2009	2009	3	90	193	

LAND DESCRIPTION

TOTAL OB/XF 5,787

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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