LOT 155
RIVER GLEN #1 PB 7/263

GOLDEN KAYLA
75065 FERN CREEK DR
YULEE, FL 32097

2024

11-2N-26-1830-0155-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

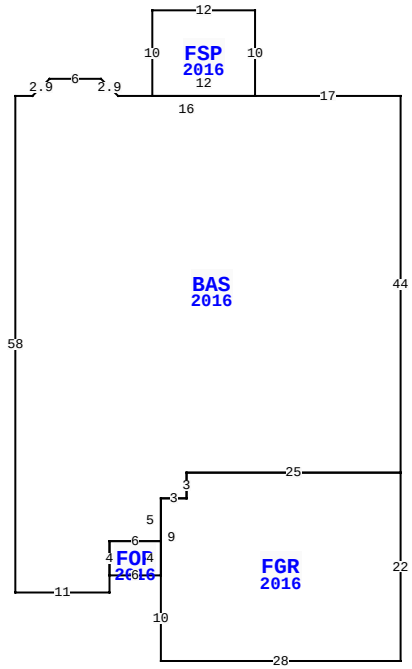
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,207	100	2,207	223,910
FGR	607	55	334	33,886
FOP	24	30	7	710
FSP	120	40	48	4,870
TOTALS	2,958		2,596	263,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,596	110.2080	104.70	271,801	2016	2016	0	0	0	3.10	96.90

1 SINGLE FAM – 100% - 2017 Heated Area: 2207 HX Base Yr 2017



75065 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		263,375
TOTAL MARKET OB/XF VALUE		5,901
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		324,276
SOH/AGL Deduction		111,048
ASSESSED VALUE		213,228
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		163,228
TOTAL JUST VALUE		324,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632252	CO ISSUED	0	12/27/2016
B1632252	NEW CONSTR	279,005	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/0535	12/02/2022	QC	U	I	11	100
GRANTOR: GOLDEN CHRISTOPHER R						
GRANTEE: GOLDEN KAYLA						
2092/1952	12/28/2016	SW	Q	I	01	205,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GOLDEN CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FSP=[YR=2016] N10 W12 S10 E12$ W16 U2 L2 W6 D2 L2 W2 S58 E11 N2 FOP=[YR=2016] E6 FGR=[YR=2016] S10 E28 N22 W25 S3 W3 S9$ N4 W6 S4$ N4 E6 N5 E3 N3 E25 N44$.

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	100	0	0	1,182.00	SF	5.20	5.20	100	2016	2016	3	96	5,901	

LAND DESCRIPTION

TOTAL OB/XF 5,901

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	000136	C	SFR INT	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