LOT 157
IN OR 1579/1093
RIVER GLEN #1 PB 7/263

BRYANT ROBERT A & ZENA C
75051 FERN CREEK DRIVE
YULEE, FL 32097

2024

11-2N-26-1830-0157-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

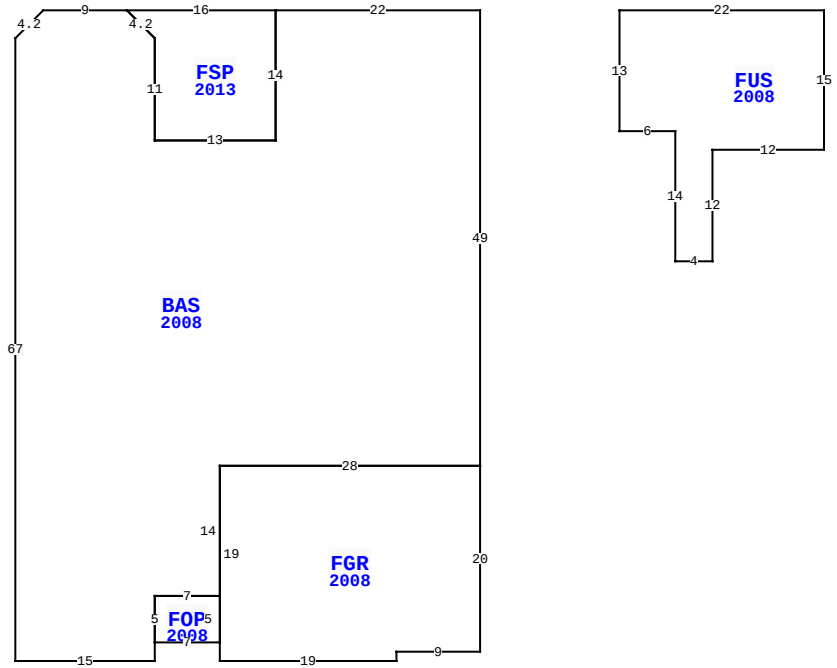
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,672	100	2,672	246,270
FGR	579	55	318	29,310
FOP	35	30	10	921
FSP	187	40	75	6,913
FUS	366	100	366	33,733
TOTALS	3,839		3,441	317,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,441	104.8800	99.64	342,861	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2024 Heated Area: 3038 HX Base Yr



75051 FERN CREEK DR, YULEE

BLD DATE	04/03/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		317,146
TOTAL MARKET OB/XF VALUE		3,837
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		375,983
SOH/AGL Deduction		0
ASSESSED VALUE		375,983
TOTAL EXEMPTION VALUE	13	375,983
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		375,983
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20920	CO ISSUED	250,074	01/01/2008
E20426	ELEC OTHER	2,000	01/01/2008
M13597	MECH OTHER	0	01/01/2008
R10951	REPAIR/RRF	5,000	01/01/2008
P12962	OTHER	0	01/01/2008
B20920	NEW CONSTR	250,074	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/1093	8/01/2008	WD	Q	I		311,900
GRANTOR: TAYLOR MORRISON OF FL						
GRANTEE: BRYANT ROBERT A & Z						
1544/1610	1/04/2008	WD	U	V	21	100
GRANTOR: MORRISON HOMES INC						
GRANTEE: TAYLOR WOODROW HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W22 FSP=[YR=2013] W16 D3 R3 S11 E13 N14$ S14 W13 N11 U3 L3 W9 D3 L3 S67 E15 N2 FOP=[YR=2008] E7 FGR=[YR=2008] S2 E19 N1 E9 N20 W28 S19$ N5 W7 S5$ N5 E7 N14 E28 N49$ PTR= E15 FUS=[YR=2008] E22 S15 W12 S12 W4 N14 W6 N13$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,034.00	SF	4.00	4.00	100	2008	2008	3	89	3,681	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2008	2008	3	89	156	

LAND DESCRIPTION

TOTAL OB/XF 3,837

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	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