



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

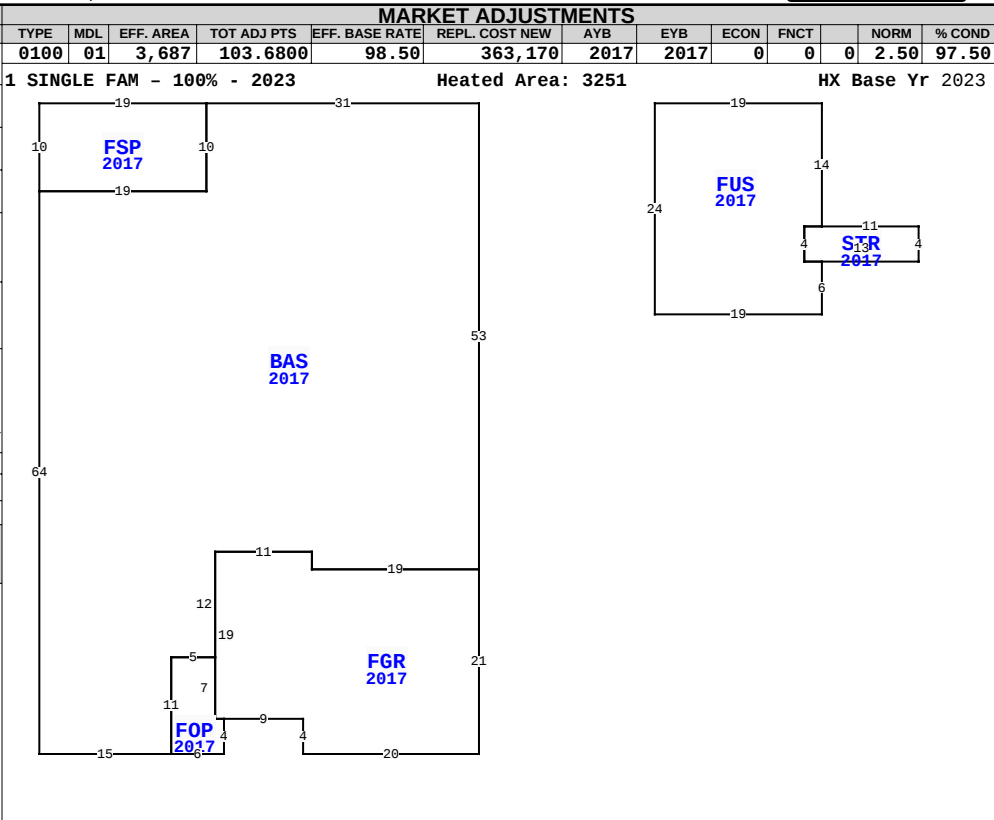
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,803	100	2,803	269,194
FGR	612	55	337	32,365
FOP	59	30	18	1,729
FSP	190	40	76	7,299
FUS	448	100	448	43,025
STR	52	10	5	481

TOTALS	4,164		3,687	354,091
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	1,148.00	SF	5.20	5.20

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



75041 FERN CREEK DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
5,791									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	354,091		
TOTAL MARKET OB/XF VALUE	5,791		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	414,882		
SOH/AGL Deduction	4,031		
ASSESSED VALUE	410,851		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	360,851		
TOTAL JUST VALUE	414,882		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	398,884		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002665	CO ISSUED	0	03/30/2017
B1633000	NEW CONSTR	403,623	09/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2592/1608	9/21/2022	WD Q	Q	I	01
GRANTOR: HAMILTON KEVIN L & ME					
GRANTEE: TIMBERLAKE JOHN S I					
2111/0498	3/30/2017	SW Q	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: HAMILTON KEVIN L &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W31 FSP=[YR=2017] W19 S10 E19 N10\$ S10 W19 S64 E15 FOP=[YR=2017] E6 N4 FGR=[YR=2017] E9 S4 E20 N21 W19 N2 W11 S19 E1\$ W1 N7 W5 S11\$ N11 E5 N12 E11 S2 E19 N53\$ PTR=E20 FUS=[YR=2017] E19 S14 STR=[YR=2017] E11 S4 W13 N4 E2\$ W2 S4 E2 S6 W19 N24\$ W20\$.									