LOT 88
IN OR 2057/127
RIVER GLEN #1 PB 7/263

REILLY PETER D
75169 FERN CREEK DRIVE
YULEE, FL 32097

**2025**

**11-2N-26-1830-0088-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

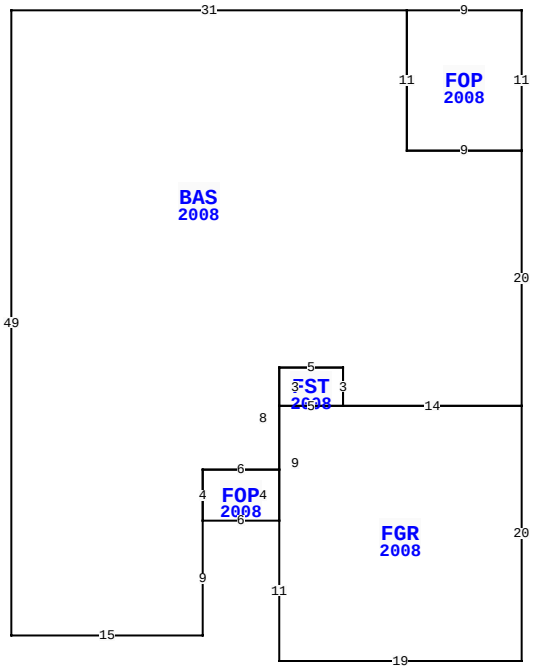
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,426 | 100 | 2008 | 1,426 | 145,623 |
| FGR | 380 | 55 | 2008 | 209 | 21,343 |
| FOP | 24 | 30 | 2008 | 7 | 715 |
| FOP | 99 | 30 | 2008 | 30 | 3,064 |
| FST | 15 | 55 | 2008 | 8 | 817 |
| TOTALS | 1,944 | | | 1,680 | 171,562 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,680 | 111.0000 | 111.00 | 186,480 | 2008 | 2008 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SINGLE FAM – 0% - 2023 Heated Area: 1426 HX Base Yr




75169 FERN CREEK DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 08/28/2009 KK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 171,562 |
| TOTAL MARKET OB/XF VALUE | 3,421 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 229,983 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 229,983 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 229,983 |
| TOTAL JUST VALUE | 229,983 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 222,328 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R23-08968 | REROOF | 12,230 | 07/13/2023 |
| E21279 | ELEC OTHER | 2,000 | 09/01/2008 |
| M14157 | MECH OTHER | 0 | 09/01/2008 |
| P13456 | OTHER | 0 | 09/01/2008 |
| C21827 | CO ISSUED | 0 | 08/01/2008 |
| R11502 | REPAIR/RRF | 5,000 | 08/01/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2057/0127 | 7/06/2016 | WD | Q | I | 01 | 138,000 |
| GRANTOR: CONN BRANDON P | | | | | | |
| GRANTEE: REILLY PETER D | | | | | | |
| 1598/1127 | 12/29/2008 | WD | Q | I | | 146,300 |
| GRANTOR: TAYLOR MORRISON OF FL | | | | | | |
| GRANTEE: CONN BRANDON P | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2008] W9 BAS=[YR=2008] W31 S49 E15 N9 FOP=[YR=2008] E6 FGR=[YR=2008] S11 E19 N20 W14 FST=[YR=2008] N3 W5 S3 E5$ W5 S9$ N4 W6 S4$ N4 E6 N8 E5 S3 E14 N20 W9 N11$ S11 E9 N11$.

## 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 | 0 | 0 | 0 | 680.00 | SF | 5.20 | 5.20 | 100 | 2008 | 2008 | 3 | 88 | 3,112 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 18 | 3 | 54.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 88 | 309 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,421

| 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 | 000100 | C | RES | 0 | 0003 | 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 07/30/2025 BY SYS