LOT 89
RIVER GLEN #1 PB 7/263

BABIN HERBERT ALLEN & CHELSEA NICOLE
2003 RHODE ISLAND AVENUE
GREAT LAKES, IL 60088

2025

11-2N-26-1830-0089-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

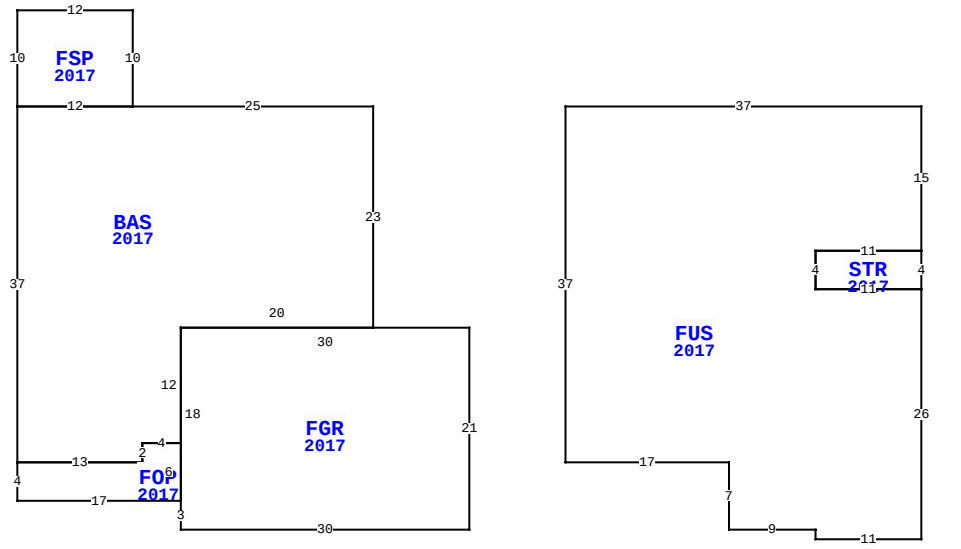
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,081	100	2017	1,081	114,536
FGR	630	55	2017	346	36,660
FOP	76	30	2017	23	2,437
FSP	120	40	2017	48	5,086
FUS	1,476	100	2017	1,476	156,386
STR	44	10	2017	4	424
TOTALS	3,427			2,978	315,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,978	109.2280	109.23	325,287	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2557 HX Base Yr 2021



75177 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		315,528
TOTAL MARKET OB/XF VALUE		18,743
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		389,271
SOH/AGL Deduction		76,154
ASSESSED VALUE		313,117
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		262,395
TOTAL JUST VALUE		389,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001672	CO ISSUED	0	03/02/2017
B1633087	NEW CONSTR	312,492	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2786/1335	3/14/2025	WD	Q	I	01	455,000
GRANTOR: BRYANT STEVEN L JR &						
GRANTEE: BABIN HERBERT ALLEN						
2105/0511	3/06/2017	SW	Q	I	01	250,600
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BRYANT STEVEN LEE J						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2017;ORIG=20,0] E37 S15 W11 S4 E11 S26 W11 N1 W9 N7 W17 N37 $
BAS=[YR=2017;ORIG=0,0] W25 W12 S37 E13 N2 E4 N12 E20 N23 $
FGR=[YR=2017;ORIG=-20,41] S3 E30 N21 W30 S18 $
FSP=[YR=2017;ORIG=-25,0] N10 W12 S10 E12 $
FOP=[YR=2017;ORIG=-37,37] S4 E17 N6 W4 S2 W13 $
STR=[YR=2017;ORIG=57,15] W11 S4 E11 N4 $
PTR=[ORIG=0,0] E20 W20 $
.

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	1,136.00	SF	5.20	5.20	100	2017	2017	3	96	5,671	
2	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2021	2021	3	96	3,072	
3	0855	CONC PAVER	0	100	0	0	1,000.00	SF	10.00	10.00	100	2024	2023		100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 18,743

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	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 07/30/2025 BY SYS