LOT 91
RIVER GLEN #1 PB 7/263

SMALLWOOD TIMOTHY B/VALERIO-SMALLWOOD MARY ANNE
965 SULLIVAN CT
CHULA VISTA, CA 91911

2025

11-2N-26-1830-0091-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

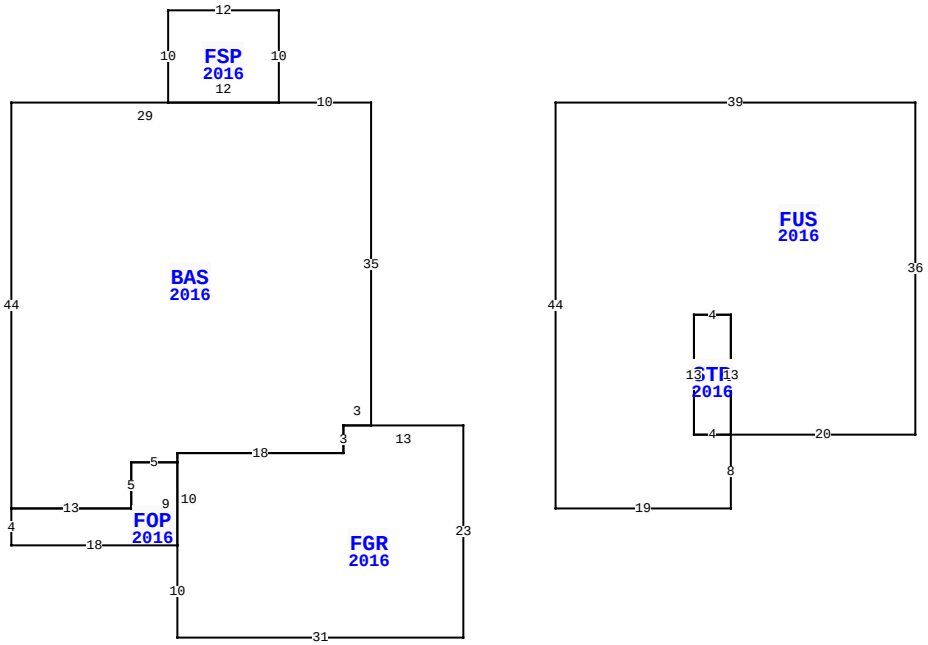
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	1,556	100	2016	1,556	157,965
FGR	659	55	2016	362	36,751
FOP	97	30	2016	29	2,944
FSP	120	40	2016	48	4,873
FUS	1,504	100	2016	1,504	152,686
STR	52	10	2016	5	508
TOTALS	3,988			3,504	355,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,504	105.7500	105.75	370,548	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM – 0% - 0 Heated Area: 3060 HX Base Yr



75195 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	355,726
TOTAL MARKET OB/XF VALUE	12,429
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	423,155
SOH/AGL Deduction	0
ASSESSED VALUE	423,155
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	423,155
TOTAL JUST VALUE	423,155
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	407,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632260	CO ISSUED	0	09/29/2016
B1632260	NEW CONSTR	366,675	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2397/1175	9/22/2020	SW	U	I	18	228,100
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: SMALLWOOD TIMOTHY B						
2340/0362	2/11/2020	SW	U	I	18	0
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W10 FSP=[YR=2016] N10 W12 S10 E12$ W29 S44
FOP=[YR=2016] S4 E18 FGR=[YR=2016] S10 E31 N23 W13 S3 W18
S10$ N9 W5 S5 W13$ E13 N5 E5 N1 E18 N3 E3 N35$ PTR=E20
FUS=[YR=2016] E39 S36 W20 STR=[YR=2016] W4 N13 E4 S13$N13 W4
S13 E4 S8 W19 N44$ 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	0810	CONCRETE A	0	0	0	0	835.00	SF	6.50	6.50	100	2016	2016	3	95	5,156	
2	0476	VF 6 SBPL	0	0	0	0	246.00	LF	32.00	32.00	100	2016	2016	3	89	7,006	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

LAND DESCRIPTION

TOTAL OB/XF 12,429

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		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