

LOT 96
IN OR 1545/576
RIVER GLEN #1 PB 7/263

FERGUSON CHRISTOPHER
75219 FERN CREEK DRIVE
YULEE, FL 32097

2025

11-2N-26-1830-0096-0000



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 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	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
BAS	2,582	100
FGR	579	55
FOP	35	30
FOP	211	30
TOTALS	3,407	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,973	107.3480	107.35	319,152	2007	2007	0	0	8.50	91.50	
1 SINGLE FAM - 100% - 2009 Heated Area: 2582 HX Base Yr 2009												
TOTALS	3,407		2,973	292,024								

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 4			Tax Dist:			
BUILDING MARKET VALUE						292,024
TOTAL MARKET OB/XF VALUE						3,748
TOTAL LAND VALUE - MARKET						55,000
TOTAL MARKET VALUE						350,772
SOH/AGL Deduction						150,422
ASSESSED VALUE						200,350
TOTAL EXEMPTION VALUE			HX HB			50,722
BASE TAXABLE VALUE						149,628
TOTAL JUST VALUE						350,772
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						337,722

EXTRA FEATURES							75219 FERN CREEK DR, YULEE				INC DATE				AG DATE			
L N	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	1,033.00	SF	4.00	4.00	100	2007	2007	3	87	3,595		
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2007	2007	3	87	153		
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