LOT 97
RIVER GLEN #1 PB 7/263

RAND DC & RHONDA
75225 FERN CREEK DRIVE
YULEE, FL 32097

2025

11-2N-26-1830-0097-0000

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 70
Interior Floo	08	SHT VINYL 30
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

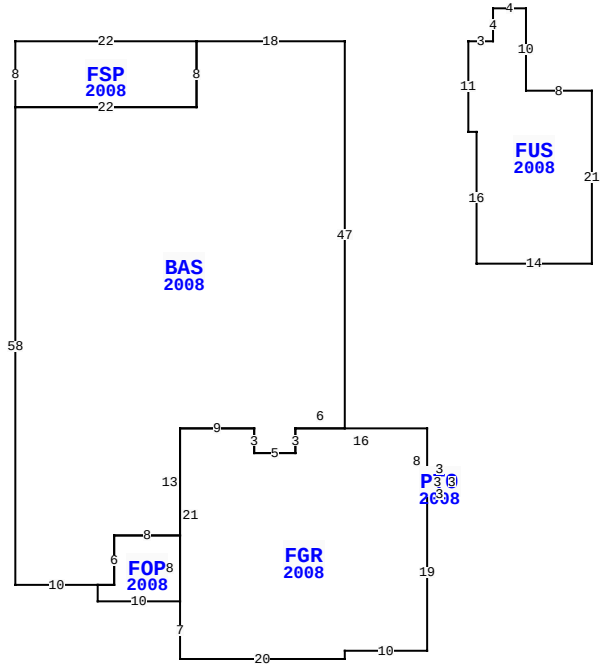
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,051	100	2008	2,051	193,333
FGR	815	55	2008	448	42,230
FOP	68	30	2008	20	1,885
FSP	176	40	2008	70	6,598
FUS	357	100	2008	357	33,652
PTO	9	5	2008	0	0
TOTALS	3,476			2,946	277,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,946	102.4600	102.46	301,847	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2408 HX Base Yr 2021



75225 FERN CREEK DR, YULEE

BLD DATE	08/18/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		277,699
TOTAL MARKET OB/XF VALUE		6,174
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		338,873
SOH/AGL Deduction		66,764
ASSESSED VALUE		272,109
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		221,387
TOTAL JUST VALUE		338,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20864	ELEC OTHER	2,000	06/01/2008
M13838	MECH OTHER	0	05/01/2008
C21330	CO ISSUED	0	04/01/2008
P13175	OTHER	0	04/01/2008
B21330	NEW CONSTR	224,862	04/01/2008
R11202	REPAIR/RRF	5,000	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2364/0137	5/27/2020	WD	Q	I	01	260,000
GRANTOR: SATRIANO NICHOLAS G &						
GRANTEE: RAND DC & RHONDA						
2159/1622	11/27/2017	WD	Q	I	02	240,000
GRANTOR: TAYLOR DEBBIE & BRUCE						
GRANTEE: SATRIANO NICHOLAS G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W18 FSP=[YR=2008] W22 S8 E22 N8$ S8 W22 S58 E10 FOP=[YR=2008] S2 E10 FGR=[YR=2008] S7 E20 N1 E10 N19 PTO=[YR=2008] E3 N3 W3 S3$ N8 W16 S3 W5 N3 W9 S21$ N8 W8 S6 W2$ E2 N6 E8 N13 E9 S3 E5 N3 E6 N47$ PTR=E15 FUS=[YR=2008] E3 N4 E4 S10 E8 S21 W14 N16 W1 N11$ W15$.

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	948.00	SF	5.20	5.20	100	2008	2008	3	88	4,338	
2	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	2008	2008	3	88	292	
3	0350	CARPORT WD	0	100	0	0	216.00	SF	13.00	13.00	100	2013	2013	3	55	1,544	

LAND DESCRIPTION

TOTAL OB/XF 6,174

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	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