LOT 98
RIVER GLEN #1 PB 7/263

BURGETT MARK S JR
75231 FERN CREEK DRIVE
YULEE, FL 32097

2025

11-2N-26-1830-0098-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

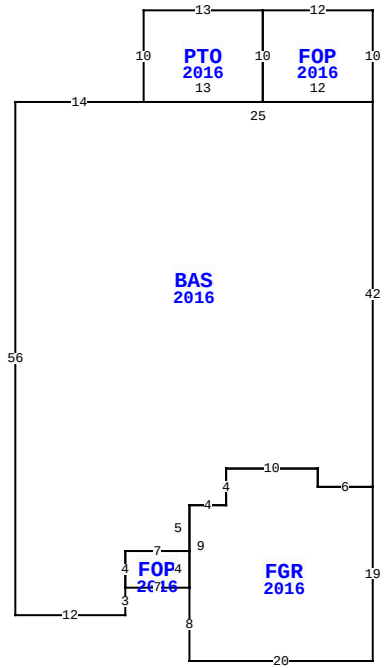
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,843	100	2016	1,843	207,131
FGR	392	55	2016	216	24,276
FOP	28	30	2016	8	899
FOP	120	30	2016	36	4,046
PTO	130	5	2016	6	674
TOTALS	2,513			2,109	237,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,109	117.0120	117.01	246,774	2016	2016	0	0	0	3.95	96.05

1 SINGLE FAM – 100% - 2019 Heated Area: 1843 HX Base Yr 2019



75231 FERN CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,026
TOTAL MARKET OB/XF VALUE		4,366
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		296,392
SOH/AGL Deduction		83,992
ASSESSED VALUE		212,400
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,678
TOTAL JUST VALUE		296,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531550	CO ISSUED	0	03/21/2016
B1531550	NEW CONSTR	0	12/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2562/0105	5/03/2022	QC	U	I	11	100
GRANTOR: VERTNER MELISSA K AKA						
GRANTEE: BURGETT MARK S JR						
2218/1035	8/17/2018	WD	Q	I	01	220,000
GRANTOR: KONKEL JASON						
GRANTEE: BURGETT MARK S JR &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W12 PTO=[YR=2016] W13 S10 BAS=[YR=2016] W14 S56 E12 N3 FOP=[YR=2016] E7 FGR=[YR=2016] S8 E20 N19 W6 N2 W10 S4 W4 S9$ N4 W7 S4$ N4 E7 N5 E4 N4 E10 S2 E6 N42 W25$E13 N10$ S10 E12 N10$.

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	100	0	0	707.00	SF	6.50	6.50	100	2016	2016	3	95	4,366	

LAND DESCRIPTION

TOTAL OB/XF 4,366

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	000135	C	RES NATURAL	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