LOT 99
RIVER GLEN #1 PB 7/263

75239 FERN CREEK DR TRUST/SMITH SCOTT R TRUSTEE
PO BOX 489
YULEE, FL 32041

2025

11-2N-26-1830-0099-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 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

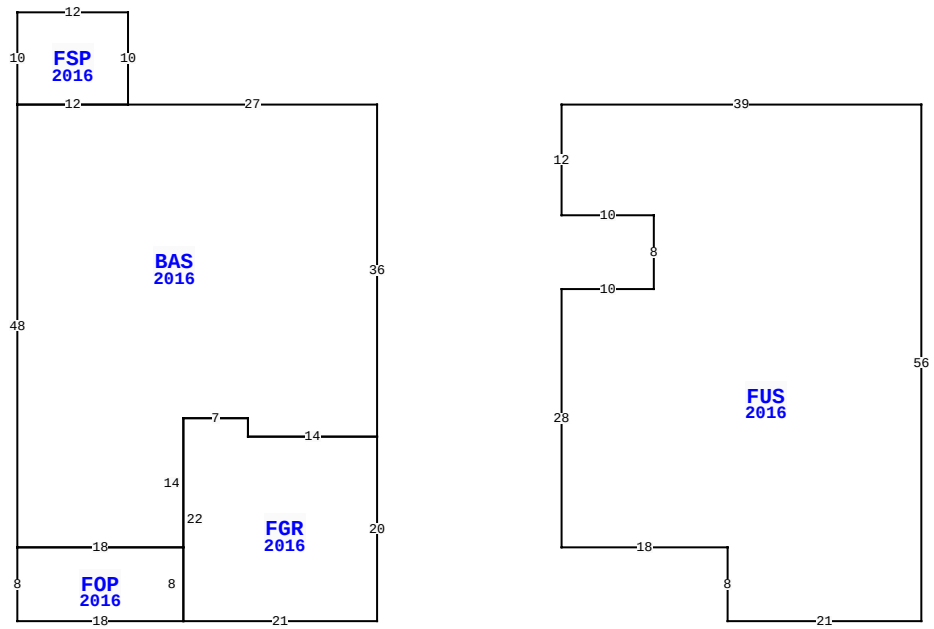
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,606	100	2016	1,606	158,311
FGR	434	55	2016	239	23,560
FOP	144	30	2016	43	4,238
FSP	120	40	2016	48	4,731
FUS	1,960	100	2016	1,960	193,207
TOTALS	4,264			3,896	384,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,896	102.1500	102.15	397,976	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 0% - 0 Heated Area: 3566 HX Base Yr



75239 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	384,047
TOTAL MARKET OB/XF VALUE	5,963
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	445,010
SOH/AGL Deduction	0
ASSESSED VALUE	445,010
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	445,010
TOTAL JUST VALUE	445,010
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	427,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632130	CO ISSUED	0	09/28/2016
B1632130	NEW CONSTR	421,042	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2264/0328	3/22/2019	WD	U	I	11	100
GRANTOR: AZIZ ZEESHAN & SOPHIA						
GRANTEE: 75239 FERN CREEK DR						
2075/1461	9/30/2016	SW	Q	I	01	292,600
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: AZIZ ZEESHAN & SOPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W27 FSP=[YR=2016] N10 W12 S10 E12$ W12 S48 FOP=[YR=2016] S8 E18 FGR=[YR=2016] E21 N20 W14 N2 W7 S22$ N8 W18$ E18 N14 E7 S2 E14 N36$ PTR=E20 FUS=[YR=2016] E39 S56 W21 N8 W18 N28 E10 N8 W10 N12$ W20$.

EXTRA FEATURES

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	0810	CONCRETE A	0	0	0	0	803.00	SF	6.50	6.50	100	2016	2016	3	95	4,959	
2	0810	CONCRETE A	0	0	0	0	156.00	SF	6.50	6.50	100	2021	2021	3	99	1,004	

LAND DESCRIPTION

TOTAL OB/XF 5,963

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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