

LOT 102
IN OR 1556/764
RIVER GLEN #1 PB 7/263

SELLERS ROBERT J & VASHRONDA L
75240 FERN CREEK DRIVE
YULEE, FL 32097

2025

11-2N-26-1830-0102-0000



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	11	CLAY TILE 60			
Interior Floo	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		4 100			
Frame	02	WOOD FRAME 100			
Stories		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	2,589	100	2008	2,589	252,527
FGR	691	55	2008	380	37,065
FOP	35	30	2008	10	975
FOP	89	30	2022	27	2,634
FSP	221	40	2015	88	8,584
FUS	583	100	2008	583	56,865
USP	153	30	2022	46	4,487
TOTALS	4,361			3,723	363,135

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,723	106.0200	106.02	394,712	2008	2008	0	0	8.00	92.00

1 SINGLE FAM - 100% - 2009