LOT 103
IN OR 2215/1466
RIVER GLEN #1 PB 7/263

ROSS WILLIAM F JR & SUHEILA M
75236 FERN CREEK DRIVE
YULEE, FL 32097

2025

11-2N-26-1830-0103-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
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		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD2 Adjustme	SF	.SF 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

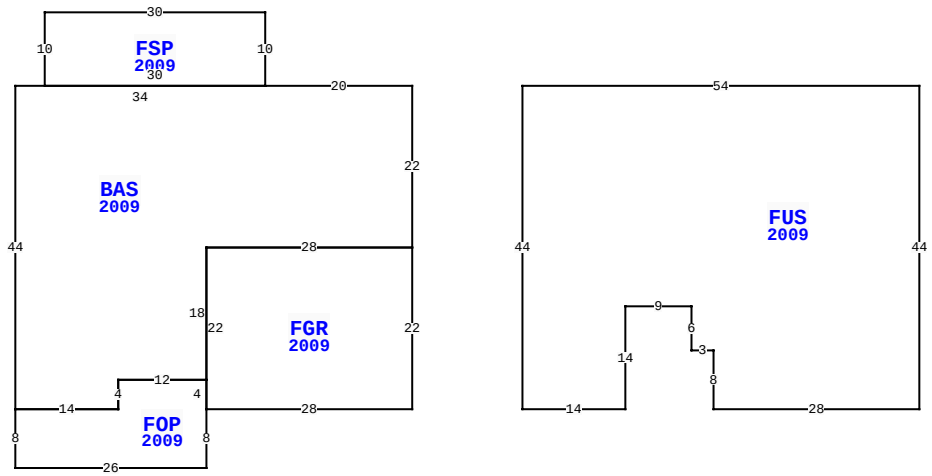
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	2009	1,712	120,956
FGR	616	55	2009	339	23,951
FOP	256	30	2009	77	5,440
FSP	300	40	2009	120	8,479
FUS	2,226	100	2009	2,226	157,270
TOTALS	5,110			4,474	316,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,474	76.3840	76.38	341,724	2009	2009	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2020 Heated Area: 3938 HX Base Yr 2020



75236 FERN CREEK DR, YULEE

BLD DATE	01/26/2010	KK	LGL DATE
XF DATE	01/26/2010	KK	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		316,095
TOTAL MARKET OB/XF VALUE		9,439
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		380,534
SOH/AGL Deduction		93,980
ASSESSED VALUE		286,554
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		235,832
TOTAL JUST VALUE		380,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0922975	ADDITION	2,300	10/01/2009
R0912159	REPAIR/RRF	2,300	10/01/2009
C22459	CO ISSUED	0	09/29/2009
B22459	NEW CONSTR	315,282	05/01/2009
M14529	MECH OTHER	0	05/01/2009
P13756	PLUMBING	0	05/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2215/1466	7/30/2018	WD	Q	I	01	307,000
GRANTOR: LOPEZ ROBERT J & SOFI						
GRANTEE: ROSS WILLIAM F JR &						
1642/1337	9/29/2009	WD	Q	I	01	239,700
GRANTOR: MARONDA HOMES INC						
GRANTEE: LOPEZ ROBERT J & SO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W20 FSP=[YR=2009] N10 W30 S10 E30$ W34 S44
FOP=[YR=2009] S8 E26 N8 FGR=[YR=2009] E28 N22 W28 S22$ N4
W12 S4 W14$ E14 N4 E12 N18 E28 N22$ PTR=E15 FUS=[YR=2009]
E54 S44 W28 N8 W3 N6 W9 S14 W14 N44$ 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	0812	CONCRETE C	0	100	0	0	1,010.00	SF	4.00	4.00	100	2009	2009	3	89	3,596	
2	0855	CONC PAVER	0	100	0	0	311.00	SF	10.00	10.00	100	2009	2009	3	89	2,768	
3	0855	CONC PAVER	0	100	12	6	72.00	SF	10.00	10.00	100	2009	2009	3	89	641	
4	0462	ST/AL FNC	0	100	117	4	468.00	SF	10.00	10.00	100	2009	2009	3	52	2,434	

LAND DESCRIPTION

TOTAL OB/XF 9,439

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