LOT 104
RIVER GLEN #1 PB 7/263

MIRANDA JASTON & CHRISTINA
75232 FERN CREEK DR
YULEE, FL 32097

2025

11-2N-26-1830-0104-0000

BUILDING CHARACTERISTICS

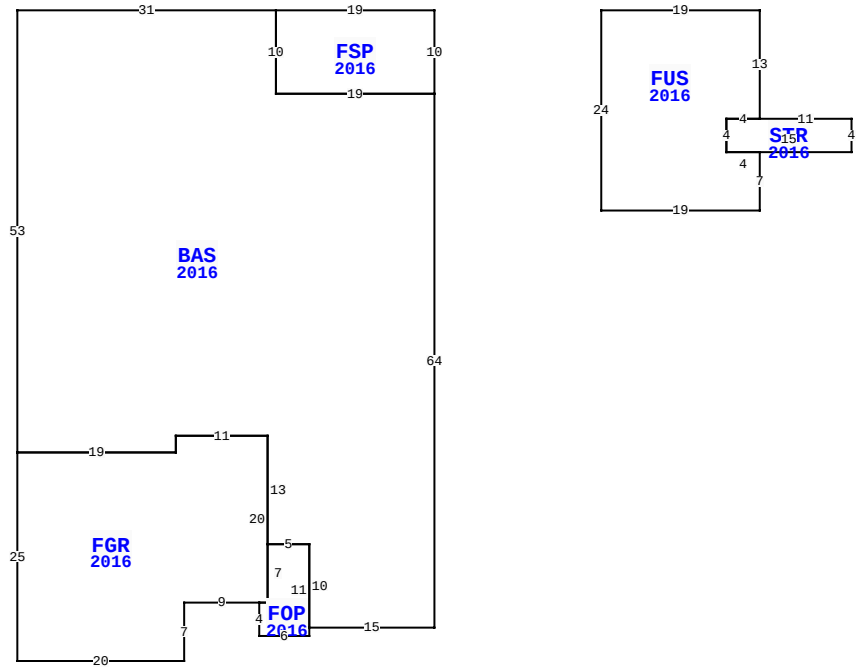
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,808	100	2016	2,808	283,820
FGR	702	55	2016	386	39,015
FOP	59	30	2016	18	1,819
FSP	190	40	2016	76	7,682
FUS	440	100	2016	440	44,473
STR	60	10	2016	6	606
TOTALS	4,259			3,734	377,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,734	104.8500	104.85	391,510	2016	2016	0	0	0	3.60	96.40

1 SINGLE FAM – 100% - 2018 Heated Area: 3248 HX Base Yr



75232 FERN CREEK DR, YULEE

BLD DATE		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		377,416
TOTAL MARKET OB/XF VALUE		8,767
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		441,183
SOH/AGL Deduction		8,658
ASSESSED VALUE		432,525
TOTAL EXEMPTION VALUE	13	432,525
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		441,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632366	CO ISSUED	0	12/20/2016
B1632366	NEW CONSTR	403,622	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2795/762	6/09/2025	WD	Q	I	01	540,000
GRANTOR: MOORE CHARLES G & HOL						
GRANTEE: MIRANDA JASTON & CH						
2626/1059	3/21/2023	LE	U	I	11	100
GRANTOR: MOORE CHARLES G & HOL						
GRANTEE: WIZARD TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W19 BAS=[YR=2016] W31 S53 FGR=[YR=2016] S25 E20 N7 E9 FOP=[YR=2016] S4 E6 N11 W5 S7 W1$ E1 N20 W11 S2 W19$ E19 N2 E11 S13 E5 S10 E15 N64 W19 N10$ S10 E19 N10$ PTR= E20 FUS=[YR=2016] E19 S13 STR=[YR=2016] E11 S4 W15 N4 E4$ W4 S4 E4 S7 W19 N24$ W20$.

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	1,382.00	SF	5.20	5.20	100	2016	2016	3	95	6,827	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 8,767

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