LOT 105
RIVER GLEN #1 PB 7/263

RUSSELL JARED & EMILY
75224 FERN CREEK DR
YULEE, FL 32097

2025

11-2N-26-1830-0105-0000

BUILDING CHARACTERISTICS

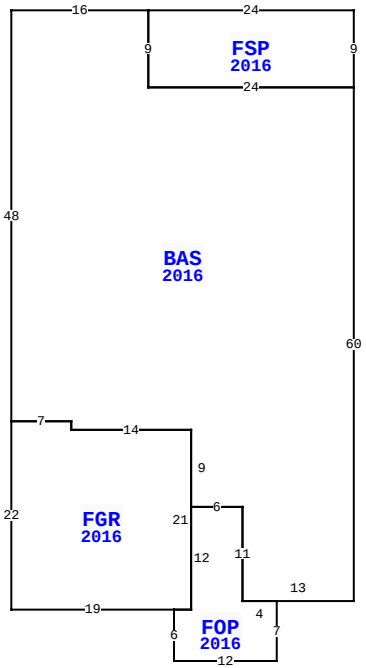
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,051	100	2016	2,051	235,223
FGR	448	55	2016	246	28,213
FOP	148	30	2016	44	5,047
FSP	216	40	2016	86	9,863
TOTALS	2,863			2,427	278,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,427	118.9720	118.97	288,740	2016	2016	0	0	0	3.60	96.40

1 SINGLE FAM – 100% - 2021 Heated Area: 2051 HX Base Yr 2021



75224 FERN CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,345
TOTAL MARKET OB/XF VALUE		10,340
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		343,685
SOH/AGL Deduction		70,296
ASSESSED VALUE		273,389
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		222,667
TOTAL JUST VALUE		343,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531393	CO ISSUED	0	02/16/2016
B1531393	NEW CONSTR	0	11/09/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2379/1215	7/27/2020	WD	Q	I	01	257,000
GRANTOR: GURT WILLIAM J & LIND						
GRANTEE: RUSSELL JARED & EMI						
2038/0352	3/31/2016	SW	Q	I	01	219,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: GURT WILLIAM J & LI						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W24 BAS=[YR=2016] W16 S48 FGR=[YR=2016] S22 E19 FOP=[YR=2016] S6 E12 N7 W4 N11 W6 S12 W2$ E2 N21 W14 N1 W7$ E7 S1 E14 S9 E6 S11 E13 N60 W24 N9$ S9 E24 N9$.

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	789.00	SF	6.50	6.50	100	2016	2016	3	95	4,872	
2	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00	32.00	100	2016	2016	3	89	5,468	

LAND DESCRIPTION

TOTAL OB/XF 10,340

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