

KNIGHT JAMES PHILIP & LAUREN ROGERS
75190 FERN CREEK DRIVE
YULEE, FL 32097

11-2N-26-1830-0107-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTALS

16WD FR STUC 100

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 70

11CLAY TILE 30

03CENTRAL 100

04AIR DUCTED 100

4100

3100

02WOOD FRAME 100

1.1.100

0100

00NONE 100

03Quality Level 03

0100SINGLE FAMILY

05

5009.00

3,168

2,742

275,825

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTSTOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYB

EYBECONFNCTNORM% COND

0100012,742109.3440109.34

299,81020082008008.0092.00

1 SINGLE FAM - 100% - 2018Heated Area: 2306HX Base Yr 2018

Diagram showing building footprint and dimensions.

FOP 2008

BAS 2008

FGR 2008

FOP 2008

BLD DATE

XF DATE

INC DATE

05/15/2008KK

LGL DATE

LAND DATE

AG DATE

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

10812CONCRETE C0100001,089.00SF4.004.00100200820083883,833

20810CONCRETE A010012336.00SF6.506.5010020082008388206

LAND DESCRIPTION

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

1000134CRES POND100PUD0.000.001.00UT1.001.001.0055,000.0055,000.0055,000

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

NASSAU COUNTY PROPERTY

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VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

275,825

4,039

55,000

334,864

115,025

219,839

50,722

169,117

334,864

0

322,561

PERMIT NUM

DESCRIPTION

AMT

ISSUED

M13478MECH OTHER012/01/2007

E20211ELEC OTHER2,00011/01/2007

C20662CO ISSUED208,09810/01/2007

R10787REPAIR/RRF5,00010/01/2007

P12806OTHER010/01/2007

B20662NEW CONSTR208,09810/01/2007

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2143/10458/28/2017WDQI01257,000

GRANTOR: PETERSON CHRISTOPHER

GRANTEE: KNIGHT JAMES PHILIP

1558/15794/01/2008WDQI274,300

GRANTOR: TAYLOR MORRISON OF FL

GRANTEE: PETERSON CHRISTOPHE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W22 FOP=[YR=2008] W15 S9 E15 N9\$ S9 W15 N9
W13 S60 E13 FOP=[YR=2008] E5 FGR=[YR=2008] S4 E12 S2 E20
N23 W32 S17\$ N3 W5 S3\$ N3 E5 N14 E32 N43\$.