LOT 108
IN OR 2111/679
PT OR 2058/1620

GALL JESSE L & CARLY M
75184 FERN CREEK DRIVE
YULEE, FL 32097

2025

11-2N-26-1830-0108-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

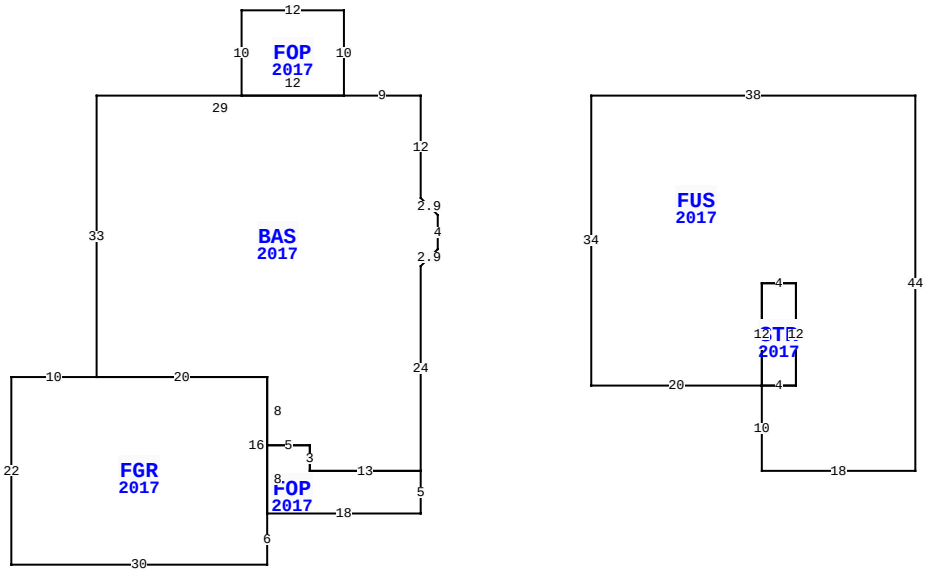
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,449	100	2017	1,449	147,665
FGR	660	55	2017	363	36,993
FOP	105	30	2017	32	3,261
FOP	120	30	2017	36	3,669
FUS	1,424	100	2017	1,424	145,117
STR	48	10	2017	5	509
TOTALS	3,806			3,309	337,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,309	105.0640	105.06	347,644	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2873 HX Base Yr 2018



75184 FERN CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		337,215
TOTAL MARKET OB/XF VALUE		5,831
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		398,046
SOH/AGL Deduction		157,510
ASSESSED VALUE		240,536
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		189,814
TOTAL JUST VALUE		398,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002678	CO ISSUED	0	03/30/2017
B1633128	NEW CONSTR	353,664	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2111/0679	3/31/2017	SW	Q	I	01	266,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GALL JESSE L & CARL						
2058/1620	7/15/2016	SW	U	V	30	344,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W9 FOP=[YR=2017] N10 W12 S10 E12$ W29 S33
FGR=[YR=2017] W10 S 22 E30 N6 FOP=[YR=2017] E18 N5 W13 N3 W5
S8$ N16 W20$ E20 S8 E5 S3 E13 N24 R2 U2 N4 L2 U2 N12 $
PTR=E20 FUS=[YR=2017] E38 S44 W18 N10 STR=[YR=2017] N12 E4
S12 W4$ E4 N12 W4 S12 W20 N34$ 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	1,168.00	SF	5.20	5.20	100	2017	2017	3	96	5,831	

LAND DESCRIPTION

TOTAL OB/XF 5,831

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