LOT 109
RIVER GLEN #1 PB 7/263

TORRES WILLIAM E & KRISTIN R
75178 FERN CREEK DR
YULEE, FL 32097

2025

11-2N-26-1830-0109-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 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		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

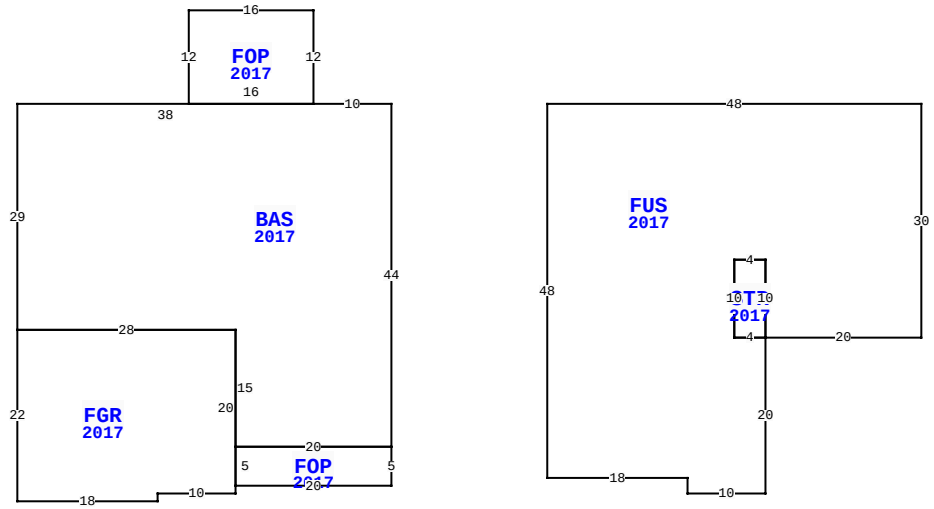
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,692	100	2017	1,692	160,612
FGR	606	55	2017	333	31,609
FOP	100	30	2017	30	2,848
FOP	192	30	2017	58	5,506
FUS	1,924	100	2017	1,924	182,635
STR	40	10	2017	4	379
TOTALS	4,554			4,041	383,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,041	97.8560	97.86	395,452	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2021 Heated Area: 3616 HX Base Yr 2021



75178 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		383,588
TOTAL MARKET OB/XF VALUE		5,491
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		444,079
SOH/AGL Deduction		95,073
ASSESSED VALUE		349,006
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		293,284
TOTAL JUST VALUE		444,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002218	CO ISSUED	0	03/20/2017
B1632963	NEW CONSTR	477,044	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2375/1240	7/13/2020	WD	Q	I	01	345,000
GRANTOR: DOUGLAS BRANDON T & C						
GRANTEE: TORRES WILLIAM E &						
2108/0001	3/20/2017	SW	Q	I	01	296,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DOUGLAS BRANDON T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W10 FOP=[YR=2017] N12 W16 S12 E16$ W38 S29 FGR=[YR=2017] S22 E18 N1 E10 N1 FOP=[YR=2017] E20 N5 W20 S5$ N20 W28$ E28 S15 E20 N44$ PTR=E20 FUS=[YR=2017] E48 S30 W20 STR=[YR=2017] W4 N10 E4 S10$ N10 W4 S10 E4 S20 W10 N2 W18 N48$ 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	1,100.00	SF	5.20	5.20	100	2017	2017	3	96	5,491	

LAND DESCRIPTION

TOTAL OB/XF 5,491

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