LOT 113
IN OR 2534/204
RIVER GLEN #1 PB 7/263

JOHNSON CARL DENHAM & CINDY
75150 FERN CREEK DR
YULEE, FL 32097

2025

11-2N-26-1830-0113-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

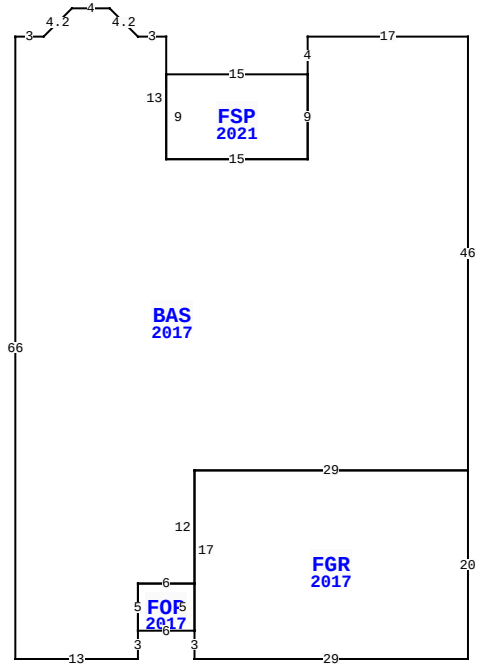
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,366	100	2017	2,366	262,142
FGR	580	55	2017	319	35,343
FOP	30	30	2017	9	997
FSP	135	40	2021	54	5,983
TOTALS	3,111			2,748	304,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,748	114.3360	114.34	314,206	2017	2017	0	0	0	3.10	96.90

1 SINGLE FAM – 100% - 2023 Heated Area: 2366 HX Base Yr 2023



75150 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		304,466
TOTAL MARKET OB/XF VALUE		5,531
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		364,997
SOH/AGL Deduction		6,549
ASSESSED VALUE		358,448
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		307,726
TOTAL JUST VALUE		364,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001063	CO ISSUED	0	02/13/2017
B1632837	NEW CONSTR	295,828	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2534/0204	1/28/2022	WD	Q	I	01	485,000
GRANTOR: JOHNS JUSTIN LEE & CH						
GRANTEE: JOHNSON CARL DENHAM						
2101/1480	2/15/2017	SW	Q	I	01	230,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: JOHNS JUSTIN LEE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 S4 FSP=[YR=2021] W15 S9 E15 N9$ S9 W15 N13 W3 U3 L3 W4 D3 L3 W3 S66 E13 N3 FOP=[YR=2017] E6 FGR=[YR=2017] S3 E29 N20 W29 S17$ N5 W6 S5$ N5 E6 N12 E29 N46$.

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	1,108.00	SF	5.20	5.20	100	2017	2017	3	96	5,531	

LAND DESCRIPTION

TOTAL OB/XF 5,531

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