LOT 114
RIVER GLEN #1 PB 7/263

WALKER JODI N
75142 FERN CREEK DR
YULEE, FL 32097

2025

11-2N-26-1830-0114-0000

BUILDING CHARACTERISTICS

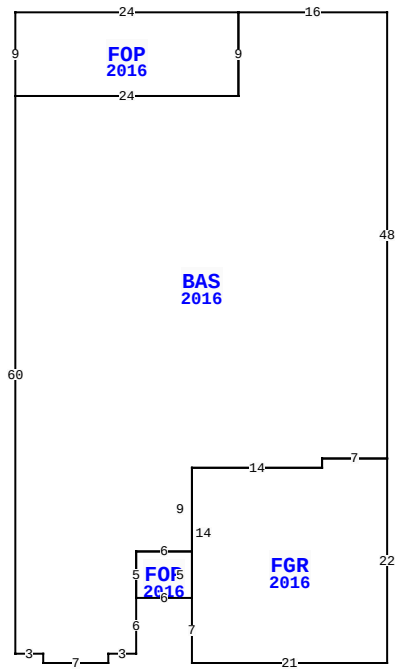
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	2,058	100	2016	2,058	226,162
FGR	448	55	2016	246	27,034
FOP	30	30	2016	9	989
FOP	216	30	2016	65	7,143
TOTALS	2,752			2,378	261,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,378	113.8760	113.88	270,807	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2058 HX Base Yr 2023



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

75142 FERN CREEK DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,329
TOTAL MARKET OB/XF VALUE		4,378
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		320,707
SOH/AGL Deduction		5,134
ASSESSED VALUE		315,573
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		264,851
TOTAL JUST VALUE		320,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632263	CO ISSUED	0	12/19/2016
B1632263	NEW CONSTR	254,065	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2435/0088	1/29/2021	QC	U	I	11	128,200
GRANTOR: WALKER JODI N & DANIE						
GRANTEE: WALKER JODI N						
2090/0490	12/19/2016	WD	Q	I	01	230,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WALKER JODI N & DAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W16 FOP=[YR=2016] W24 S9 E24 N9$ S9 W24 S60 E3 S1 E7 N1 E3 N6 FOP=[YR=2016] E6 FGR=[YR=2016] S7 E21 N22 W7 S1 W14 S14$ N5 W6 S5$ N5 E6 N9 E14 N1 E7 N48$.

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	709.00	SF	6.50	6.50	100	2016	2016	3	95	4,378	

LAND DESCRIPTION

TOTAL OB/XF 4,378

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	000134	C	RES POND	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