LOT 115
RIVER GLEN #1 PB 7/263

FORRESTER VASSEL I
75126 FERN CREEK DR
YULEE, FL 32097

2025

11-2N-26-1830-0115-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

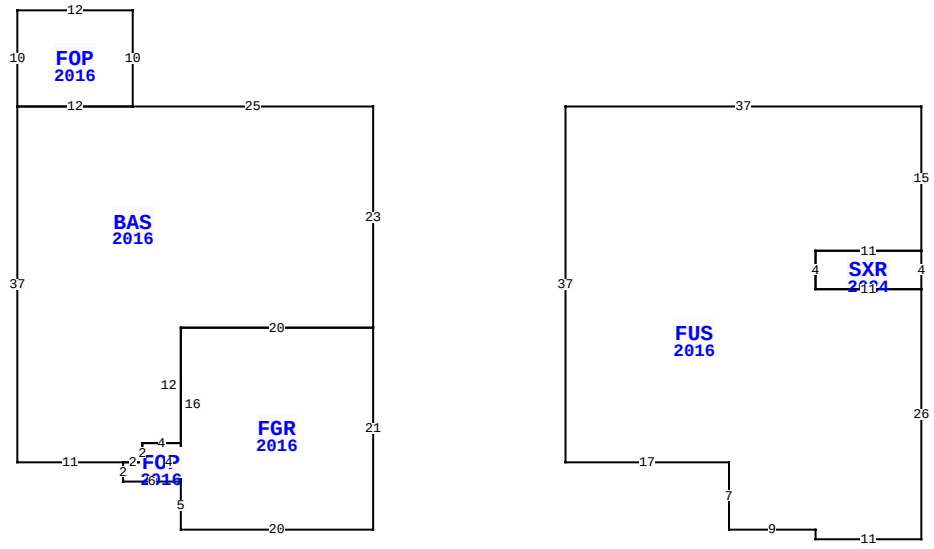
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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	1,081	100	2016	1,081	117,547
FGR	420	55	2016	231	25,119
FOP	20	30	2016	6	653
FOP	120	30	2016	36	3,915
FUS	1,476	100	2016	1,476	160,499
SXR	44	10	2024	4	435
TOTALS	3,161			2,834	308,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,834	112.8000	112.80	319,675	2016	2016	0	0	0	3.60	96.40

1 SINGLE FAM – 100% - 2024 Heated Area: 2557 HX Base Yr



75126 FERN CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		308,167
TOTAL MARKET OB/XF VALUE		4,261
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		367,428
SOH/AGL Deduction		3,591
ASSESSED VALUE		363,837
TOTAL EXEMPTION VALUE	13	363,837
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		367,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632631	CO ISSUED	0	11/29/2016
B1632631	NEW CONSTR	310,795	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2384/0514	5/15/2020	QC	U	I	11	100
GRANTOR: FORRESTER VASSELL I &						
GRANTEE: FORRESTER VASSEL I						
2087/1191	12/05/2016	SW	Q	I	01	222,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FORRESTER VASSEL IS						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2016;ORIG=20,0] E37 S15 W11 S4 E11 S26 W11 N1 W9 N7 W17 N37 $
BAS=[YR=2016;ORIG=0,0] W25 W12 S37 E11 E2 N2 E4 N12 E20 N23 $
FGR=[YR=2016;ORIG=-20,39] S5 E20 N21 W20 S16 $
FOP=[YR=2016;ORIG=-25,0] N10 W12 S10 E12 $
FOP=[YR=2016;ORIG=-26,37] S2 E6 N4 W4 S2 W2 $
PTR=[ORIG=0,0] E20 W20 $
SXR=[YR=2024;ORIG=46,15] E11 S4 W11 N4 $
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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	690.00	SF	6.50	6.50	100	2016	2016	3	95	4,261	

LAND DESCRIPTION

TOTAL OB/XF 4,261

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