LOT 116
IN OR 1583/1206
RIVER GLEN #1 PB 7/263

MITTS JAMES & KAREN S
75122 FERN CREEK DRIVE
YULEE, FL 32097

2025

11-2N-26-1830-0116-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 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

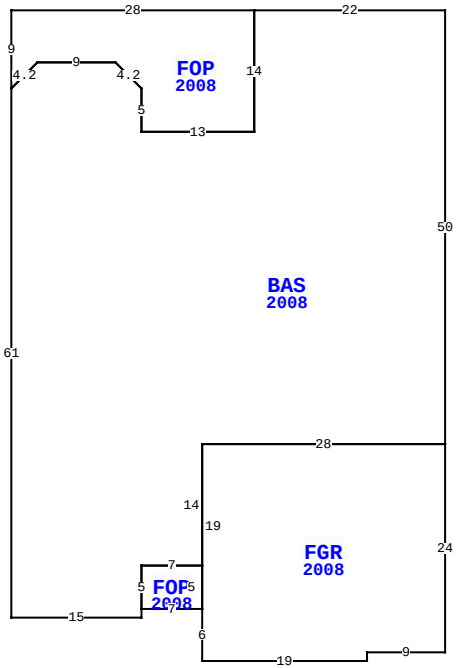
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,617	100	2008	2,617	258,725
FGR	691	55	2008	380	37,568
FOP	35	30	2008	10	989
FOP	281	30	2008	84	8,305
TOTALS	3,624			3,091	305,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,091	107.4560	107.46	332,159	2008	2008	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2009 Heated Area: 2617 HX Base Yr 2009



75122 FERN CREEK DR, YULEE

BLD DATE	08/18/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		305,586
TOTAL MARKET OB/XF VALUE		3,813
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		364,399
SOH/AGL Deduction		163,040
ASSESSED VALUE		201,359
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		150,637
TOTAL JUST VALUE		364,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009498	REPAIR/RRF	21,863	07/20/2021
E20865	ELEC OTHER	2,000	06/01/2008
M13855	MECH OTHER	0	05/01/2008
C21331	CO ISSUED	0	04/01/2008
P13176	OTHER	0	04/01/2008
B21331	NEW CONSTR	238,326	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1583/1206	9/03/2008	WD	Q	I		343,600
GRANTOR: TAYLOR MORRISON OF FL						
GRANTEE: MITTS JAMES & KAREN						
1544/1610	1/04/2008	WD	U	V	21	100
GRANTOR: MORRISON HOMES INC						
GRANTEE: TAYLOR WOODROW HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W22 FOP=[YR=2008] W28 S9 U3 R3 E9 D3 R3 S5 E13 N14$ S14 W13 N5 U3 L3 W9 D3 L3 S61 E15 N1 FOP=[YR=2008] E7 FGR=[YR=2008] S6 E19 N1 E9 N24 W28 S19$ N5 W7 S5$ N5 E7 N14 E28 N50$.

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	0812	CONCRETE C	0	100	0	0	1,015.00	SF	4.00	4.00	100	2008	2008	3	88	3,573	
2	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2008	2008	3	88	240	

LAND DESCRIPTION

TOTAL OB/XF 3,813

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	000100	C	RES	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