LOT 119
IN OR 1727/37
RIVER GLEN #1 PB 7/263

GERHART RICHARD A JR
75110 FERN CREEK DRIVE
YULEE, FL 32097

2025

11-2N-26-1830-0119-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

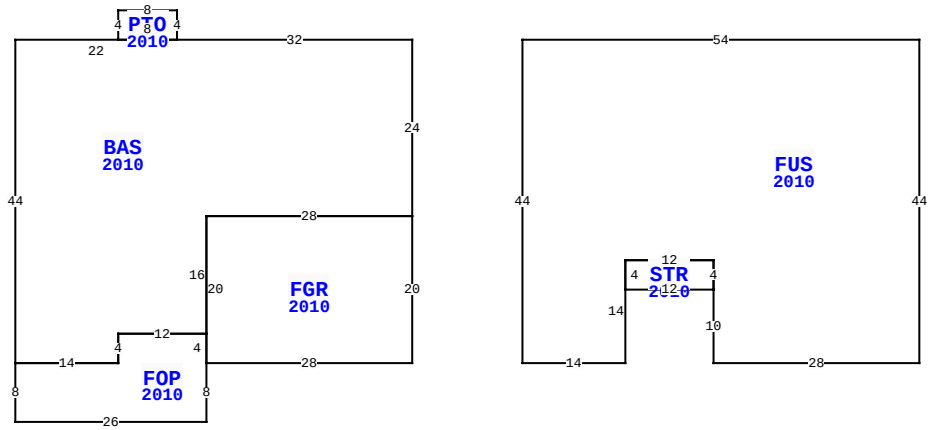
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,768	100	2010	1,768	159,738
FGR	560	55	2010	308	27,827
FOP	256	30	2010	77	6,957
FUS	2,208	100	2010	2,208	199,492
PTO	32	5	2010	2	180
STR	48	10	2010	5	452
TOTALS	4,872			4,368	394,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,368	97.1520	97.15	424,351	2010	2010	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2012 Heated Area: 3976 HX Base Yr 2012



75110 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		394,646
TOTAL MARKET OB/XF VALUE		4,979
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		454,625
SOH/AGL Deduction		203,767
ASSESSED VALUE		250,858
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		200,136
TOTAL JUST VALUE		454,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23942	CO ISSUED	0	01/12/2011
E23026	ELEC OTHER	0	10/01/2010
E22966	ELEC OTHER	0	09/01/2010
M15643	H/AC	0	09/01/2010
P14455	NEW CONSTR	0	09/01/2010
B23942	NEW CONSTR	412,453	09/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1727/0037	2/25/2011	WD	Q	I	01	229,600
GRANTOR: MARONDA HOMES INC						
GRANTEE: GERHART RICHARD A J						
1696/0481	8/02/2010	WD	Q	V	01	40,000
GRANTOR: RIVER GLEN LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W32 PTO=[YR=2010] N4 W8 S4 E8$ W22 S44 FOP=[YR=2010] S8 E26 N8 FGR=[YR=2010] E28 N20 W28 S20$ N4 W12 S4 W14$ E14 N4 E12 N16 E28 N24$ PTR=E15 FUS=[YR=2010] E54 S44 W28 N10 STR=[YR=2010] W12 N4 E12 S4$ N4 W12 S14 W14 N44$ W15$.

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	1,383.00	SF	4.00	4.00	100	2010	2010	3	90	4,979	

LAND DESCRIPTION

TOTAL OB/XF 4,979

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	0003	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