LOT 120
IN OR 2230/163
RIVER GLEN #1 PB 7/263

CRUMP DUSTIN J/LOOSE LYNDSIE A
75108 FERN CREEK DR
YULEE, FL 32097

2025

11-2N-26-1830-0120-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

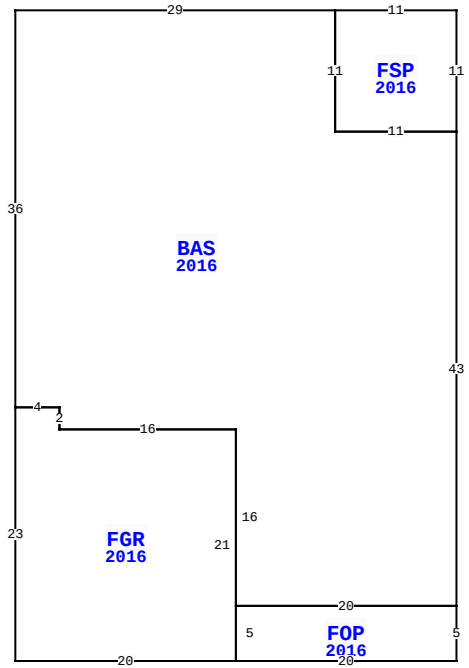
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,711	100	2016	1,711	186,696
FGR	428	55	2016	235	25,642
FOP	100	30	2016	30	3,274
FSP	121	40	2016	48	5,237
TOTALS	2,360			2,024	220,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,024	113.1900	113.19	229,097	2016	2016	0	0	0	3.60	96.40

1 SINGLE FAM – 100% - 2019 Heated Area: 1711 HX Base Yr 2019



75108 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		220,850
TOTAL MARKET OB/XF VALUE		3,798
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		279,648
SOH/AGL Deduction		80,538
ASSESSED VALUE		199,110
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		148,388
TOTAL JUST VALUE		279,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632128	CO ISSUED	0	08/25/2016
B1632128	NEW CONSTR	216,456	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2230/0163	10/11/2018	WD	Q	I	01	219,900
GRANTOR: LEWIS ROBERT W & JOYC						
GRANTEE: CRUMP DUSTIN J & LY						
2069/1098	8/30/2016	SW	Q	I	01	176,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: LEWIS ROBERT W & JO						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W11 BAS=[YR=2016] W29 S36 FGR=[YR=2016] S23 E20 FOP=[YR=2016] E20 N5 W20 S5$ N21 W16 N2 W4$ E4 S2 E16 S16 E20 N43 W11 N11$ S11 E11 N11$.

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	615.00	SF	6.50	6.50	100	2016	2016	3	95	3,798	

LAND DESCRIPTION

TOTAL OB/XF 3,798

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