



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
BAS	2,016	100
FGR	613	55
FOP	40	30
FSP	198	40
PTO	180	5
TOTALS	3,047	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,453	111.4560	111.46	273,411	2008	2013	0	0	0	5.50	94.50	
1 SINGLE FAM - 100% - 2024 Heated Area: 2016 HX Base Yr 2024													

NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				258,373			
TOTAL MARKET OB/XF VALUE				4,893			
TOTAL LAND VALUE - MARKET				55,000			
TOTAL MARKET VALUE				318,266			
SOH/AGL Deduction				2,685			
ASSESSED VALUE				315,581			
TOTAL EXEMPTION VALUE				HX HB VX 55,722			
BASE TAXABLE VALUE				259,859			
TOTAL JUST VALUE				318,266			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				306,687			

TOTALS		3,047		2,433		256,373		75106 FERN CREEK DR, YULEE					XF DATE		LAND DATE		
													INC DATE		AG DATE		
EXTRA FEATURES																	
L N	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	1,260.00		SF	4.00	4.00	100	2008	2008	3	88	4,435	
2	0810	CONCRETE A	0 100	20	4	80.00		SF	6.50	6.50	100	2008	2008	3	88	458	