LOT 122
RIVER GLEN #1 PB 7/263

EARLEY HEATHER & LAWRENCE M
75102 FERN CREEK DRIVE
YULEE, FL 32097

2025

11-2N-26-1830-0122-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

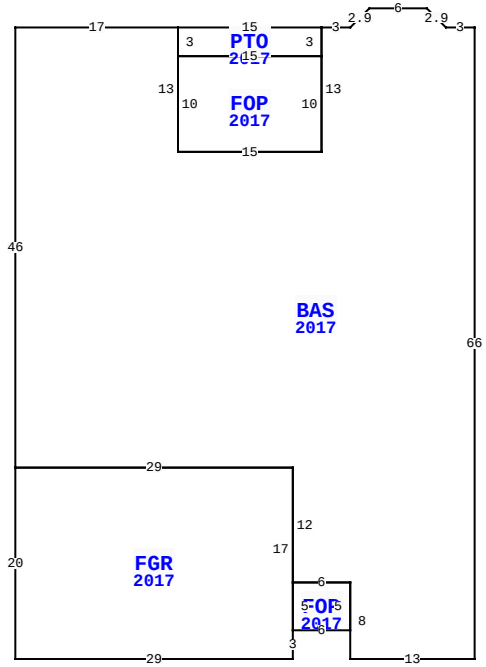
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,361	100	2017	2,361	253,009
FGR	580	55	2017	319	34,184
FOP	30	30	2017	9	964
FOP	150	30	2017	45	4,823
PTO	45	5	2017	2	214
TOTALS	3,166			2,736	293,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,736	110.5920	110.59	302,574	2017	2017	0	0	0	3.10	96.90

1 SINGLE FAM – 0% - 2025 Heated Area: 2361 HX Base Yr



75102 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	293,194
TOTAL MARKET OB/XF VALUE	6,325
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	354,519
SOH/AGL Deduction	0
ASSESSED VALUE	354,519
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,519
TOTAL JUST VALUE	354,519
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	341,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001967	CO ISSUED	0	03/10/2017
B1632834	NEW CONSTR	294,466	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2767/670	2/03/2025	WD	Q	I	02	405,000
GRANTOR: IWANIUSZ MICHAEL WILL						
GRANTEE: EARLEY HEATHER & LA						
2343/1272	3/03/2020	QC	U	I	11	100
GRANTOR: IWANIUSZ MICHAEL WILL						
GRANTEE: IWANIUSZ MICHAEL WI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W3 U2L2 W6 D2L2 W3 S13 W15 N13 W17 S46 E29 S12 E6 S8 E13 N66 $
FGR=[YR=2017;ORIG=-48,46] S20 E29 N3 N17 W29 $
FOP=[YR=2017;ORIG=-31,3] S10 E15 N10 W15 $
PTO=[YR=2017;ORIG=-16,0] W15 S3 E15 N3 $
FOP=[YR=2017;ORIG=-19,63] E6 N5 W6 S5 $
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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	0811	CONCRETE B	0	0	0	0	1,267.00	SF	5.20	5.20	100	2017	2017	3	96	6,325	

LAND DESCRIPTION

TOTAL OB/XF 6,325

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	0		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