LOT 127
RIVER GLEN #1 PB 7/263

JACQUES LEANNA/LUSH JOSEPH
75078 FERN CREEK DR
YULEE, FL 32097

2025

11-2N-26-1830-0127-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

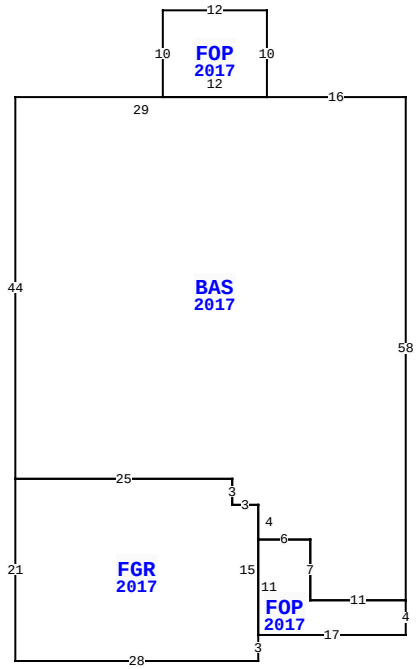
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,185	100	2017	2,185	235,990
FGR	579	55	2017	318	34,345
FOP	110	30	2017	33	3,564
FOP	120	30	2017	36	3,889
TOTALS	2,994			2,572	277,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,572	111.4560	111.46	286,675	2017	2017	0	0	0	3.10	96.90

1 SINGLE FAM – 100% - 2024 Heated Area: 2185 HX Base Yr



75078 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		277,788
TOTAL MARKET OB/XF VALUE		7,428
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		340,216
SOH/AGL Deduction		2,963
ASSESSED VALUE		337,253
TOTAL EXEMPTION VALUE	13	337,253
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		340,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16162300	CO ISSUED	0	01/31/2017
B1632872	NEW CONSTR	280,590	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2672/1873	9/29/2023	WD	Q	I	01	395,000
GRANTOR: HUNTER MERIAL E						
GRANTEE: JACQUES LEANNA						
2108/0883	3/21/2017	SW	Q	I	01	217,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HUNTER ANDREW JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 FOP=[YR=2017] N10 W12 S10 E12$ W29 S44
FGR=[YR=2017] S21 E28 N3 FOP=[YR=2017] E17 N4 W11 N7 W6 S11$
N15 W3 N3 W25$ E25 S3 E3 S4 E6 S7 E11 N58$.

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	100	0	0	1,488.00	SF	5.20	5.20	100	2017	2017	3	96	7,428	

LAND DESCRIPTION

TOTAL OB/XF 7,428

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