LOT 128
IN OR 1642/843
RIVER GLEN #1 PB 7/263

CROSBY ROBERT
75076 FERN CREEK DRIVE
YULEE, FL 32097

2025

11-2N-26-1830-0128-0000

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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD2 Adjustme	SF	.SF 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

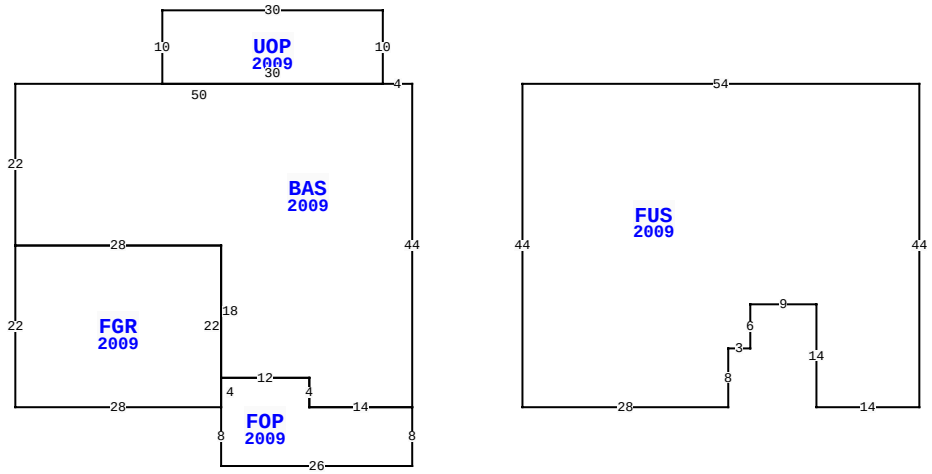
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	2009	1,712	126,751
FGR	616	55	2009	339	25,099
FOP	256	30	2009	77	5,701
FUS	2,226	100	2009	2,226	164,806
UOP	300	20	2009	60	4,442
TOTALS	5,110			4,414	326,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,414	80.0448	80.04	353,297	2009	2009	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2019 Heated Area: 3938 HX Base Yr



75076 FERN CREEK DR, YULEE

BLD DATE	01/12/2010 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		326,800
TOTAL MARKET OB/XF VALUE		29,717
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		411,517
SOH/AGL Deduction		1,678
ASSESSED VALUE		409,839
TOTAL EXEMPTION VALUE	13	409,839
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		411,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23010	XFOB	23,025	11/01/2009
B0922923	SWIM POOL	25,000	10/01/2009
C22460	CO ISSUED	0	09/21/2009
B22460	NEW CONSTR	315,282	05/01/2009
M14530	MECH OTHER	0	05/01/2009
P13757	PLUMBING	0	05/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1642/0843	9/25/2009	WD	Q	I	01	268,300
GRANTOR: MARONDA HOMES INC						
GRANTEE: CROSBY ROBERT						
1615/0424	4/17/2009	WD	U	V	30	80,000
GRANTOR: RIVER GLEN LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

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	2,334.00	SF	4.00	4.00	100	2009	2009	3	89	8,309	
2	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2009	2009	3	89	208	
3	0861	POOL GUNIT	0	100	0	0	244.00	SF	85.00	85.00	100	2009	2009	3	52	10,785	
4	0845	KOOL DECK	0	100	0	0	404.00	SF	7.25	7.25	100	2009	2009	3	89	2,607	
5	0910	SCRN RM L	0	100	30	21	630.00	SF	15.00	15.00	100	2009	2009	3	35	3,308	
6	0855	CONC PAVER	0	100	0	0	450.00	SF	10.00	10.00	100	2024	2023		100	4,500	

BUILDING DIMENSIONS

FUS=[YR=2009;ORIG=15,0] E54 S44 W14 N14 W9 S6 W3 S8 W28 N44 $
BAS=[YR=2009;ORIG=0,0] W4 W50 S22 E28 S18 E12 S4 E14 N44 $
FGR=[YR=2009;ORIG=-54,22] S22 E28 N22 W28 $
UOP=[YR=2009;ORIG=-4,0] N10 W30 S10 E30 $
FOP=[YR=2009;ORIG=-26,44] S8 E26 N8 W14 N4 W12 S4 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 29,717

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	000134	C	RES POND	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