LOT 129
RIVER GLEN #1 PB 7/263

KIRTON RAPHAEL EST
75074 FERN CREEK DR
YULEE, FL 32097

2025

11-2N-26-1830-0129-0000

BUILDING CHARACTERISTICS

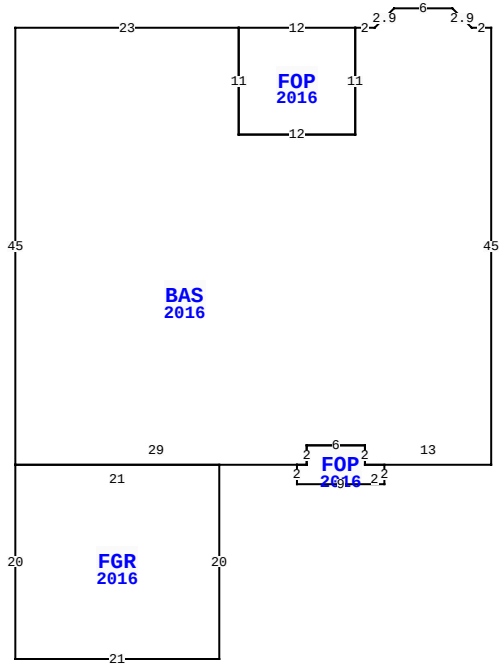
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,077	100	2016	2,077	225,251
FGR	420	55	2016	231	25,052
FOP	30	30	2016	9	977
FOP	132	30	2016	40	4,338
TOTALS	2,659			2,357	255,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,357	112.5040	112.50	265,162	2016	2016	0	0	0	3.60	96.40

1 SINGLE FAM – 100% - 2021 Heated Area: 2077 HX Base Yr 2021



75074 FERN CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,616
TOTAL MARKET OB/XF VALUE		6,476
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		317,092
SOH/AGL Deduction		57,744
ASSESSED VALUE		259,348
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		208,626
TOTAL JUST VALUE		317,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632255	CO ISSUED	0	11/29/2016
B1632255	NEW CONSTR	254,622	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2367/1114	6/05/2020	WD	Q	I	01	269,400
GRANTOR: DAUGHERTY DAVID H						
GRANTEE: KIRTON RAPHAEL						
2086/0866	11/30/2016	SW	Q	I	01	210,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: DAUGHERTY DAVID H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W2 U2L2 W6 D2L2 W2 S11 W12 N11 W23 S45 E29 E1 N2 E6 S2 E13 N45 $
FGR=[YR=2016;ORIG=-49,45] S20 E21 N20 W21 $
FOP=[YR=2016;ORIG=-14,0] W12 S11 E12 N11 $
FOP=[YR=2016;ORIG=-20,45] S2 E9 N2 W2 N2 W6 S2 W1 $
.

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	1,311.00	SF	5.20	5.20	100	2016	2016	3	95	6,476	

LAND DESCRIPTION

TOTAL OB/XF 6,476

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