LOT 131
RIVER GLEN #1 PB 7/263

KAHLEY SARA & DONALD M
75064 FERN CREEK DRIVE
YULEE, FL 32097

2025

11-2N-26-1830-0131-0000

BUILDING CHARACTERISTICS

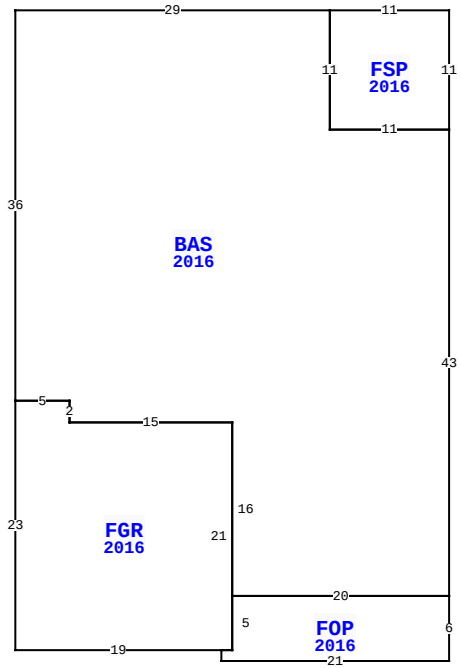
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,709	100	2016	1,709	188,570
FGR	430	55	2016	236	26,041
FOP	121	30	2016	36	3,973
FSP	121	40	2016	48	5,296
TOTALS	2,381			2,029	223,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,029	114.4640	114.46	232,239	2016	2016	0	0	0	3.60	96.40

1 SINGLE FAM – 100% - 2021 Heated Area: 1709 HX Base Yr 2021



75064 FERN CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		223,878
TOTAL MARKET OB/XF VALUE		3,616
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		282,494
SOH/AGL Deduction		87,722
ASSESSED VALUE		194,772
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		144,050
TOTAL JUST VALUE		282,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631668	CO ISSUED	0	05/01/2016
B1631668	NEW CONSTR	216,456	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2401/1484	10/19/2020	WD	Q	I	01	249,900
GRANTOR: KELLY TY MITCHELL & H						
GRANTEE: KAHLEY SARA & DONAL						
2281/1174	6/07/2019	WD	Q	I	01	229,500
GRANTOR: SHEPPARD WILSON & DES						
GRANTEE: KELLY TY MITCHELL &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W11 BAS=[YR=2016] W29 S36 FGR=[YR=2016] S23 E19 FOP=[YR=2016] S1 E21 N6 W20 S5 W1$ E1 N21 W15 N2 W5 $ E5 S2 E15 S16 E20 N43 W11 N11$ S11 E11 N11$.

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	732.00	SF	5.20	5.20	100	2016	2016	3	95	3,616	

LAND DESCRIPTION

TOTAL OB/XF 3,616

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