LOT 132
IN OR 2210/415
PT OR 2008/816

MCMILLAN AMANUEL S & MARNA S
75060 FERN CREEK DRIVE
YULEE, FL 32097

2025

11-2N-26-1830-0132-0000

BUILDING CHARACTERISTICS

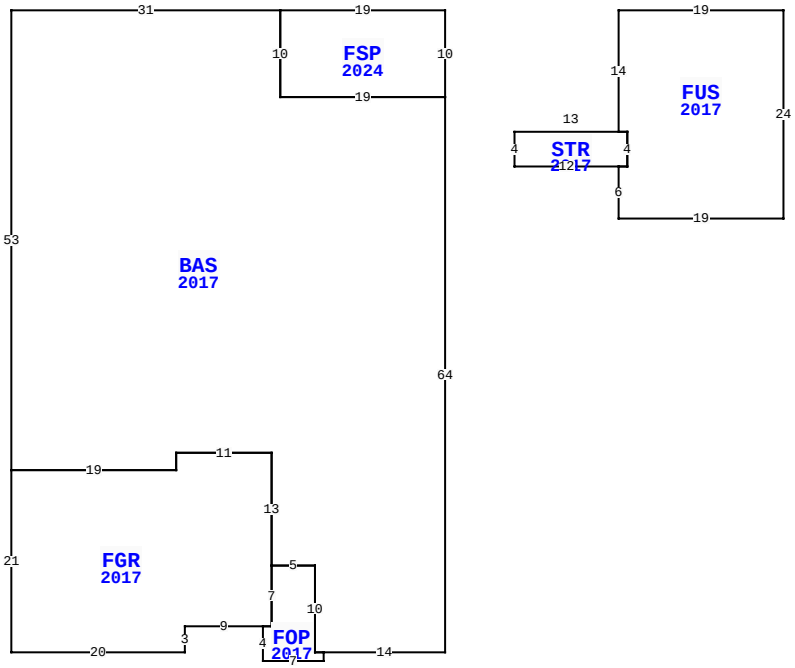
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,808	100	2017	2,808	285,292
FGR	622	55	2017	342	34,747
FOP	60	30	2017	18	1,829
FSP	190	40	2024	76	7,722
FUS	452	100	2017	452	45,923
STR	52	10	2017	5	508
TOTALS	4,184			3,701	376,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,701	104.8500	104.85	388,050	2017	2017	0	0	0	3.10	96.90

1 SINGLE FAM – 100% - 2019 Heated Area: 3260 HX Base Yr 2019



75060 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		376,020
TOTAL MARKET OB/XF VALUE		33,694
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		464,714
SOH/AGL Deduction		120,362
ASSESSED VALUE		344,352
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		293,630
TOTAL JUST VALUE		464,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-12290	FIBERGLASS POOL	40,000	09/25/2023
17002739	CO ISSUED	0	03/31/2017
B1633115	NEW CONSTR	403,622	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2210/0415	7/11/2018	WD	Q	I	02	320,000
GRANTOR: WANG SING YOUR & EUGE						
GRANTEE: MCMILLAN AMANUEL S						
2111/0826	3/31/2017	SW	Q	I	02	304,285
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: WANG SING YOUR & EU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-50,0] S53 E19 N2 E11 S13 E5 S10 E1 E14 N64 W19 N10 W31 $
FGR=[YR=2017;ORIG=-50,53] S21 E20 N3 E9 E1 N7 N13 W11 S2 W19 $
FUS=[YR=2017;ORIG=20,0] E19 S24 W19 N6 E1 N4 W1 N14 $
FSP=[YR=2024;ORIG=0,10] N10 W19 S10 E19 $
FOP=[YR=2017;ORIG=-21,71] S4 E7 N1 W1 N10 W5 S7 W1 $
STR=[YR=2017;ORIG=20,18] W12 N4 E13 S4 W1 $
PTR=[ORIG=0,0] E20 W20 $
.

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	1,198.00	SF	5.20	5.20	100	2017	2017	3	96	5,980	
2	0866	POOL FIBER	0	100	0	0	300.00	SF	72.00	72.00	100	2024	2023		97	20,952	
3	0855	CONC PAVER	0	100	100	3	300.00	SF	10.00	10.00	100	2024	2023		100	3,000	
4	0462	ST/AL FNC	0	100	100	0	400.00	SF	10.00	10.00	100	2024	2019		87	3,480	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2019		94	282	

LAND DESCRIPTION

TOTAL OB/XF 33,694

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 KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS