LOT 135
RIVER GLEN #1 PB 7/263

RICHMOND MICHAEL & THERESA L/E/
75034 FERN CREEK DR
YULEE, FL 32097

2025

11-2N-26-1830-0135-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

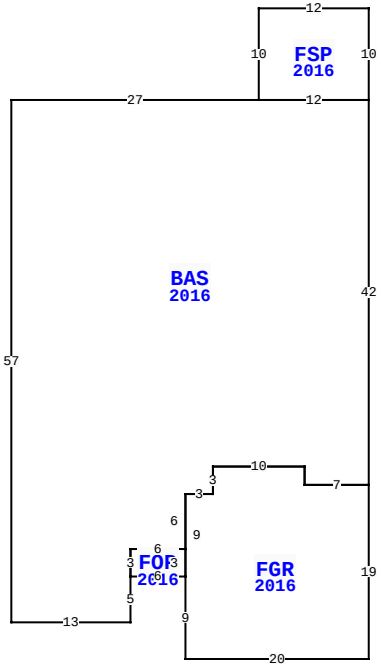
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,858	100	2016	1,858	191,327
FGR	397	55	2016	218	22,449
FOP	18	30	2016	5	515
FSP	120	40	2016	48	4,942
TOTALS	2,393			2,129	219,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,129	106.8200	106.82	227,420	2016	2016	0	0	0	3.60	96.40

1 SINGLE FAM – 100% - 2017 Heated Area: 1858 HX Base Yr 2017



75034 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		219,233
TOTAL MARKET OB/XF VALUE		9,691
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		283,924
SOH/AGL Deduction		113,382
ASSESSED VALUE		170,542
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,820
TOTAL JUST VALUE		283,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632360	CO ISSUED	0	11/04/2016
B1632360	NEW CONSTR	223,276	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2720/1890	6/25/2024	LE	U	I	11	100
GRANTOR: RICHMOND MICHAEL & TH						
GRANTEE: DAVIS JESSICA GREEN						
2083/0633	11/10/2016	SW	Q	I	01	212,300
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: RICHMOND MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W12 S10 BAS=[YR=2016] W27 S57 E13 N5
FOP=[YR=2016] E6 FGR=[YR=2016] S9 E20 N19 W7 N2 W10 S3 W3
S9$ N3 W6 S3$ N3 E6 N6 E3 N3 E10 S2 E7 N42 W12$ E12 N10$.

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	0810	CONCRETE A	0	100	0	0	696.00	SF	6.50	6.50	100	2016	2016	3	95	4,298	
2	0855	CONC PAVER	0	100	0	0	556.00	SF	10.00	10.00	100	2018	2018	3	97	5,393	

LAND DESCRIPTION

TOTAL OB/XF 9,691

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			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