LOT 148
IN OR 2055/1303
RIVER GLEN #1 PB 7/263

MCKINNEY RALPH SR & JACQUELINE
75149 FERN CREEK DR
YULEE, FL 32097

2025

11-2N-26-1830-0148-0000

BUILDING CHARACTERISTICS

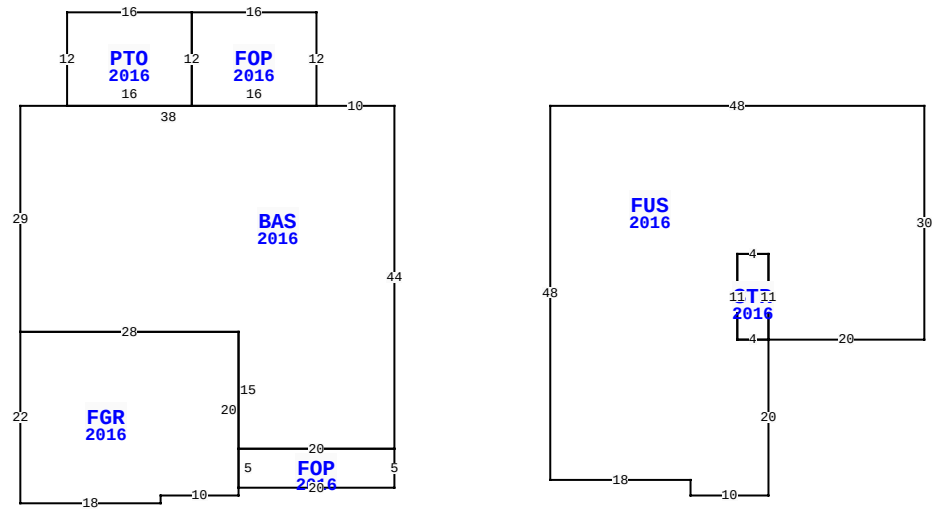
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,692	100	2016	1,692	154,036
FGR	606	55	2016	333	30,315
FOP	100	30	2016	30	2,731
FOP	192	30	2016	58	5,280
FUS	1,920	100	2016	1,920	174,793
PTO	192	5	2016	10	910
STR	44	10	2016	4	364
TOTALS	4,746			4,047	368,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,047	94.3360	94.34	381,794	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2017 Heated Area: 3612 HX Base Yr 2017



75149 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		368,431
TOTAL MARKET OB/XF VALUE		5,562
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		428,993
SOH/AGL Deduction		144,056
ASSESSED VALUE		284,937
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		229,215
TOTAL JUST VALUE		428,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631804	CO ISSUED	0	06/27/2016
B1631804	NEW CONSTR	447,043	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2055/1303	6/29/2016	SW	Q	I	01	289,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: MCKINNEY RALPH A SR						
2027/0847	2/04/2016	SW	U	V	30	43,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC JACK						

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	0811	CONCRETE B	0	100	0	0	1,126.00	SF	5.20	5.20	100	2016	2016	3	95	5,562	

BUILDING DIMENSIONS

FUS=[YR=2016;ORIG=20,0] E48 S30 W20 N11 W4 S11 E4 S20 W10 N2 W18 N48 $
BAS=[YR=2016;ORIG=0,0] W10 W38 S29 E28 S15 E20 N44 $
FGR=[YR=2016;ORIG=-48,29] S22 E18 N1 E10 N1 N20 W28 $
FOP=[YR=2016;ORIG=-10,0] N12 W16 S12 E16 $
PTO=[YR=2016;ORIG=-26,-12] W16 S12 E16 N12 $
FOP=[YR=2016;ORIG=-20,49] E20 N5 W20 S5 $
STR=[YR=2016;ORIG=48,30] W4 N11 E4 S11 $
PTR=[ORIG=0,0] E20 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,562

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