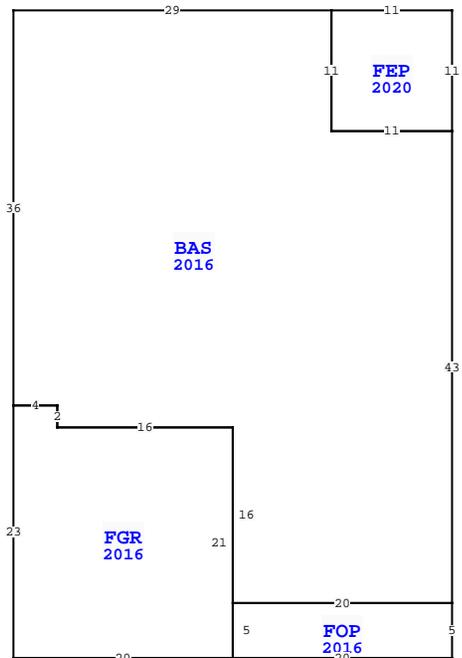


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	80
Exterior Wall	16	WD FR STUC	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	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
BAS	1,711	100	2016
FEP	121	80	2020
FGR	428	55	2016
FOP	100	30	2016
TOTALS	2,360		
		2,073	228,734

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,073	114.4640	114.46	237,276	2016	2016	0	0	0	3.60	96.40
1 SINGLE FAM - 0% - 0 Heated Area: 1711 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			228,734
TOTAL MARKET OB/XF VALUE			4,168
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			287,902
SOH/AGL Deduction			0
ASSESSED VALUE			287,902
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			287,902
TOTAL JUST VALUE			287,902
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			277,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011726	ADDITION	24	11/08/2019
B1632596	CO ISSUED	0	12/29/2016
B1632596	NEW CONSTR	216,456	06/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2092/1731	12/30/2016	SW	Q	I	01	185,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: PHILLIPS VENICE						
2052/0825	6/10/2016	SW	U	V	30	301,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

EXTRA FEATURES															
L N	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	0	0	0		6.50	100	2016	2016	3	95	4,168	

75143 FERN CREEK DR, YULEE

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

BUILDING NOTES												
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BUILDING DIMENSIONS
FEP=[YR=2020] W11 BAS=[YR=2016] W29 S36 FGR=[YR=2016] S23 E20
FOP=[YR=2016] E20 N5 W20 S5\$ N21 W16 N2 W4\$ E4 S2 E16 S16 E20
N43 W11 N11\$ S11 E11 N11\$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								