

LOT 151
IN OR 2221/1867
PT OR 2052/825

WORKMAN JOSEPH DAVID LEE & CRISTALLE GALE
75113 FERN CREEK DRIVE
YULEE, FL 32097

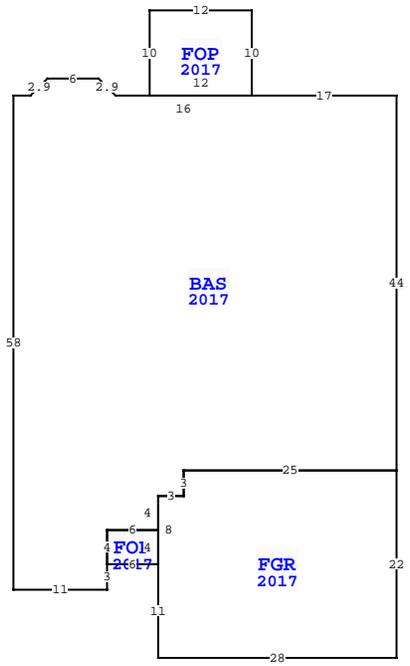
2025

11-2N-26-1830-0151-0000



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	14	CARPET	60
Interior Floor	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	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	2,201	100	2017
FGR	607	55	2017
FOP	24	30	2017
FOP	120	30	2017
TOTALS	2,952		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 100%	- 2019		Heated Area: 2201					HX Base Yr 2019		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			269,068
TOTAL MARKET OB/XF VALUE			5,711
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			329,779
SOH/AGL Deduction			91,174
ASSESSED VALUE			238,605
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			187,883
TOTAL JUST VALUE			329,779
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			317,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002564	CO ISSUED	0	03/28/2017
B1632873	NEW CONSTR	279,652	08/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2221/1867	8/30/2018	WD Q	Q	I	01	247,500
GRANTOR: MONROE JOHN E & AUDRE						
GRANTEE: WORKMAN JOSEPH DAVI						
2111/1541	3/31/2017	WD Q	Q	I	01	228,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MONROE JOHN E & AUD						

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
1	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2017	2017

TOTAL OB/XF													5,711			
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL				
1	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2017	2017				

BUILDING NOTES												
BAS=[YR=2017] W17 FOP=[YR=2017] N10 W12 S10 E12\$ W16 U2 L2 W6 D2 L2 W2 S58 E11 N3 FOP=[YR=2017] E6 FGR=[YR=2017] S11 E28 N22 W25 S3 W3 S8\$ N4 W6 S4\$ N4 E6 N4 E3 N3 E25 N44\$.												

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	DPHT 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								