LOT 88
IN OR 2057/127
RIVER GLEN #1 PB 7/263

REILLY PETER D
75169 FERN CREEK DRIVE
YULEE, FL 32097

2026

11-2N-26-1830-0088-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

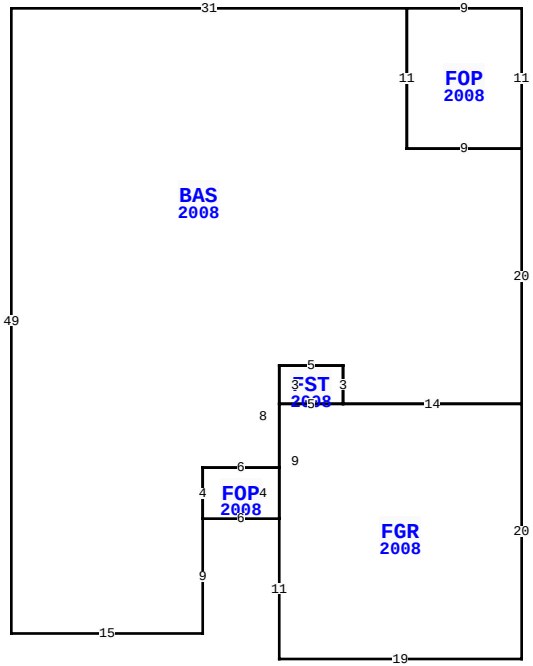
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,426	100	2008	1,426	152,073
FGR	380	55	2008	209	22,288
FOP	24	30	2008	7	747
FOP	99	30	2008	30	3,200
FST	15	55	2008	8	853
TOTALS	1,944			1,680	179,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,680	111.0000	116.55	195,804	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 0% - 2023 Heated Area: 1426 HX Base Yr



75169 FERN CREEK DR, YULEE

BLD DATE	08/28/2009 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	179,161
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	233,161
SOH/AGL Deduction	0
ASSESSED VALUE	233,161
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,161
TOTAL JUST VALUE	233,161
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-08968	REROOF	12,230	07/13/2023
E21279	ELEC OTHER	2,000	09/01/2008
M14157	MECH OTHER	0	09/01/2008
P13456	OTHER	0	09/01/2008
C21827	CO ISSUED	0	08/01/2008
R11502	REPAIR/RRF	5,000	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2057/0127	7/06/2016	WD	Q	I	01	138,000
GRANTOR: CONN BRANDON P						
GRANTEE: REILLY PETER D						
1598/1127	12/29/2008	WD	Q	I		146,300
GRANTOR: TAYLOR MORRISON OF FL						
GRANTEE: CONN BRANDON P						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W9 BAS=[YR=2008] W31 S49 E15 N9 FOP=[YR=2008] E6 FGR=[YR=2008] S11 E19 N20 W14 FST=[YR=2008] N3 W5 S3 E5$ W5 S9$ N4 W6 S4$ N4 E6 N8 E5 S3 E14 N20 W9 N11$ S11 E9 N11$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	54,000.00	54,000.00	54,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS