LOT 92
IN OR 2110/23
RIVER GLEN #1 PB 7/263

KIRTON KEITH N & MEI D
75201 FERN CREEK DRIVE
YULEE, FL 32097

2026

11-2N-26-1830-0092-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

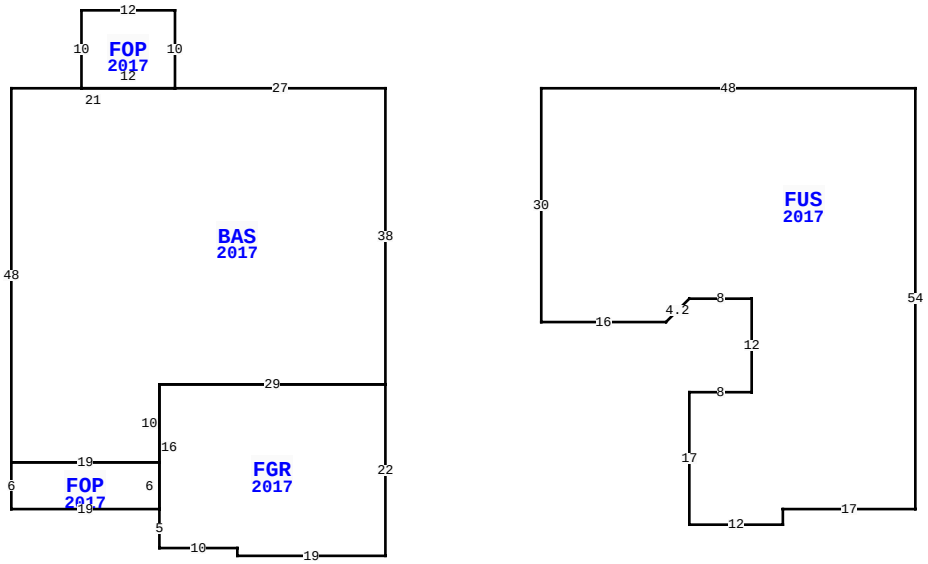
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
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	2,014	100	2017	2,014	207,129
FGR	628	55	2017	345	35,481
FOP	114	30	2017	34	3,496
FOP	120	30	2017	36	3,703
FUS	2,060	100	2017	2,060	211,860
TOTALS	4,936			4,489	461,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,489	101.5520	106.63	478,662	2017	2017	0	0	0	3.55	96.45

1 SINGLE FAM 100% - 2020 Heated Area: 4074 HX Base Yr



75201 FERN CREEK DR, YULEE

BLD DATE		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		461,669
TOTAL MARKET OB/XF VALUE		6,863
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		522,532
SOH/AGL Deduction		10,867
ASSESSED VALUE		511,665
TOTAL EXEMPTION VALUE	13	511,665
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		522,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013298	REPAIRS DUE TO A	80,000	12/02/2024
17002472	CO ISSUED	0	03/24/2017
B1633228	NEW CONSTR	497,570	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2110/0023	3/28/2017	SW	Q	V	01	321,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: KIRTON KEITH N & ME						
2072/0259	9/15/2016	SW	U	V	30	43,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W27 FOP=[YR=2017] N10 W12 S10 E12$ W21 S48 FOP=[YR=2017] S6 E19 FGR=[YR=2017] S5 E10 S1 E19 N22 W29 S16$ N6 W19$ E19 N10 E29 N38$ PTR=E20 FUS=[YR=2017] E48 S54 W17 S2 W12 N17 E8 N12 W8 D3 L3 W16 N30$ W20$.

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
2	0911	SCRN RM A	0	100	0	0	465.00	SF	18.00	18.00	100	2020	2020	3	82	6,863	

LAND DESCRIPTION

TOTAL OB/XF 6,863

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	000100	C	RES	100	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 06/03/2025 BY TW Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS