LOT 96
IN OR 1545/576
RIVER GLEN #1 PB 7/263

FERGUSON CHRISTOPHER
75219 FERN CREEK DRIVE
YULEE, FL 32097

2026

11-2N-26-1830-0096-0000

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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

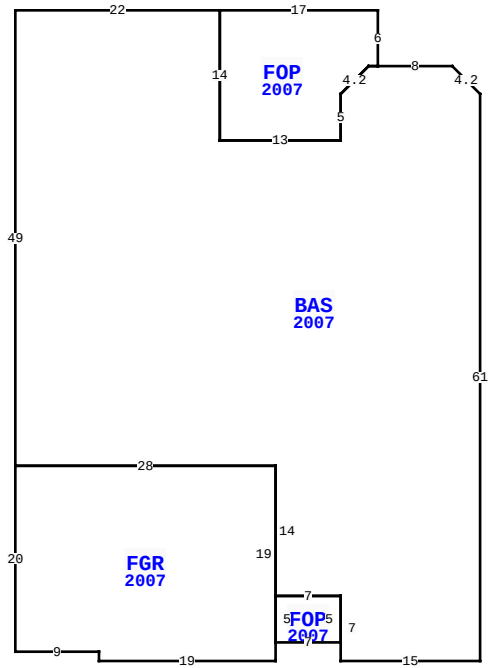
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,582	100	2007	2,582	264,849
FGR	579	55	2007	318	32,619
FOP	35	30	2007	10	1,026
FOP	211	30	2007	63	6,462
TOTALS	3,407			2,973	304,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,973	107.3480	112.72	335,117	2007	2007	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2009 Heated Area: 2582 HX Base Yr 2009



75219 FERN CREEK DR, YULEE

BLD DATE	02/07/2008 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		304,956
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		358,956
SOH/AGL Deduction		153,197
ASSESSED VALUE		205,759
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		154,348
TOTAL JUST VALUE		358,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19985	ELEC OTHER	2,000	09/01/2007
M13307	MECH OTHER	0	09/01/2007
P12615	OTHER	0	08/01/2007
C20263	CO ISSUED	0	07/01/2007
B20263	NEW CONSTR	225,588	07/01/2007
R10588	REPAIR/RRF	5,000	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1545/0576	1/08/2008	WD	U	I	21	266,200
GRANTOR: MORRISON HOMES INC						
GRANTEE: FERGUSON CHRISTOPHE						
1505/0133	6/11/2007	WD	U	V	19	459,900
GRANTOR: RIVER GLEN LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2007] U3 L3 W8 FOP=[YR=2007] N6 W17 S14 E13 N5 U3 R3 E1$ W1 D3 L3 S5 W13 N14 W22 S49 FGR=[YR=2007] S20 E9 S1 E19 N2 FOP=[YR=2007] E7 N5 W7 S5$ N19 W28$ E28 S14 E7 S7 E15 N61$.

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	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 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