LOT 101
RIVER GLEN #1 PB 7/263

FOSTER TARIQ & LACIECY
75250 FERN CREEK DR
YULEE, FL 32097

2026

11-2N-26-1830-0101-0000

BUILDING CHARACTERISTICS

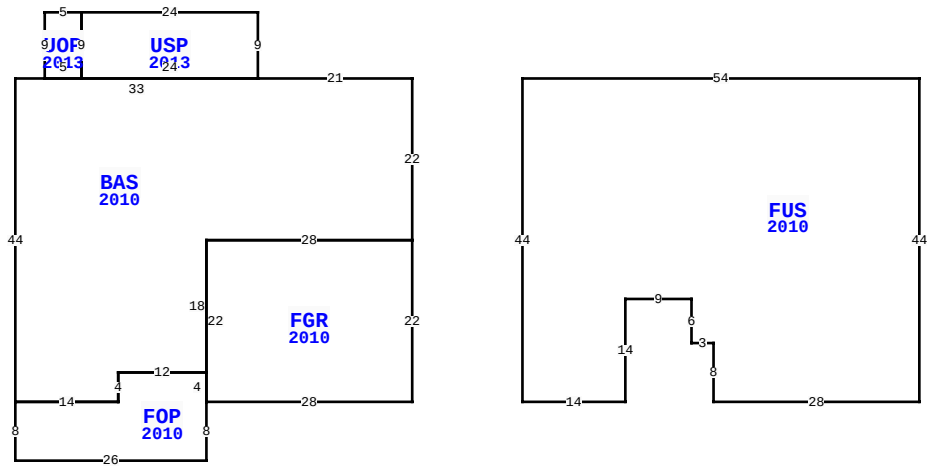
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
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	1,712	100	2010	1,712	153,720
FGR	616	55	2010	339	30,439
FOP	256	30	2010	77	6,914
FUS	2,226	100	2010	2,226	199,872
UOP	45	20	2013	9	808
USP	216	30	2013	65	5,836
TOTALS	5,071			4,428	397,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0100	01	4,428	101.2000	106.26	470,519	2010	2010	0	0	8	7.50	84.50

1 SINGLE FAM 100% - 2026 Heated Area: 3938 HX Base Yr



75250 FERN CREEK DR, YULEE

BLD DATE	08/16/2010 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		397,589
TOTAL MARKET OB/XF VALUE		7,992
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		459,581
SOH/AGL Deduction		0
ASSESSED VALUE		459,581
TOTAL EXEMPTION VALUE	13	459,581
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		459,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001101	XFOB	13,776	03/01/2018
B1632814	ADDITION	2,678	08/01/2016
B1327639	ADDITION	7,432	08/01/2013
C23348	CO ISSUED	0	06/21/2010
E22497	ELEC OTHER	0	03/01/2010
P14191	OTHER	0	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2824/918	10/22/2025	WD	Q	I	01	490,000
GRANTOR: MITCHELL MICHAEL A						
GRANTEE: FOSTER TARIQ & LACI						
1692/0634	6/28/2010	WD	Q	I	01	261,300
GRANTOR: MARONDA HOMES INC						
GRANTEE: MITCHELL MICHAEL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W21 USP=[YR=2013] N9 W24 UOP=[YR=2013] W5 S9 E5 N9$ S9 E24$ W33 S44 FOP=[YR=2010] S8 E26 N8 FGR=[YR=2010] E28 N22 W28 S22$ N4 W12 S4 W14$ E14 N4 E12N18 E28 N22$ PTR=E15 FUS=[YR=2010] E54 S44 W28 N8 W3 N6 W9 S14 W14 N44$ W15$.

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
3	0911	SCRN RM A	0	100	0	0	600.00	SF	18.00	18.00	100	2018	2018	3	74	7,992	

LAND DESCRIPTION

TOTAL OB/XF 7,992

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 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