LOT 107
IN OR 2143/1045
RIVER GLEN #1 PB 7/263

KNIGHT JAMES PHILIP & LAUREN ROGERS
75190 FERN CREEK DRIVE
YULEE, FL 32097

2026

11-2N-26-1830-0107-0000

BUILDING CHARACTERISTICS

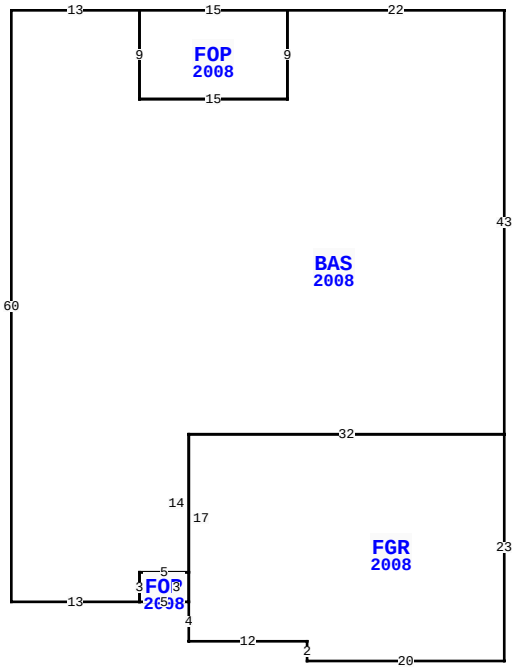
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,306	100	2008	2,306	242,248
FGR	712	55	2008	392	41,180
FOP	15	30	2008	4	420
FOP	135	30	2008	40	4,202
TOTALS	3,168			2,742	288,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,742	109.3440	114.81	314,809	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2018 Heated Area: 2306 HX Base Yr 2018



BLD DATE	05/15/2008 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

75190 FERN CREEK DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,050
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		342,050
SOH/AGL Deduction		116,275
ASSESSED VALUE		225,775
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		174,364
TOTAL JUST VALUE		342,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13478	MECH OTHER	0	12/01/2007
E20211	ELEC OTHER	2,000	11/01/2007
C20662	CO ISSUED	208,098	10/01/2007
R10787	REPAIR/RRF	5,000	10/01/2007
P12806	OTHER	0	10/01/2007
B20662	NEW CONSTR	208,098	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2143/1045	8/28/2017	WD	Q	I	01	257,000
GRANTOR: PETERSON CHRISTOPHER						
GRANTEE: KNIGHT JAMES PHILIP						
1558/1579	4/01/2008	WD	Q	I		274,300
GRANTOR: TAYLOR MORRISON OF FL						
GRANTEE: PETERSON CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W22 FOP=[YR=2008] W15 S9 E15 N9$ S9 W15 N9 W13 S60 E13 FOP=[YR=2008] E5 FGR=[YR=2008] S4 E12 S2 E20 N23 W32 S17$ N3 W5 S3$ N3 E5 N14 E32 N43$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	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