LOT 109
RIVER GLEN #1 PB 7/263

TORRES WILLIAM E & KRISTIN R
75178 FERN CREEK DR
YULEE, FL 32097

**2026**

**11-2N-26-1830-0109-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 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 | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

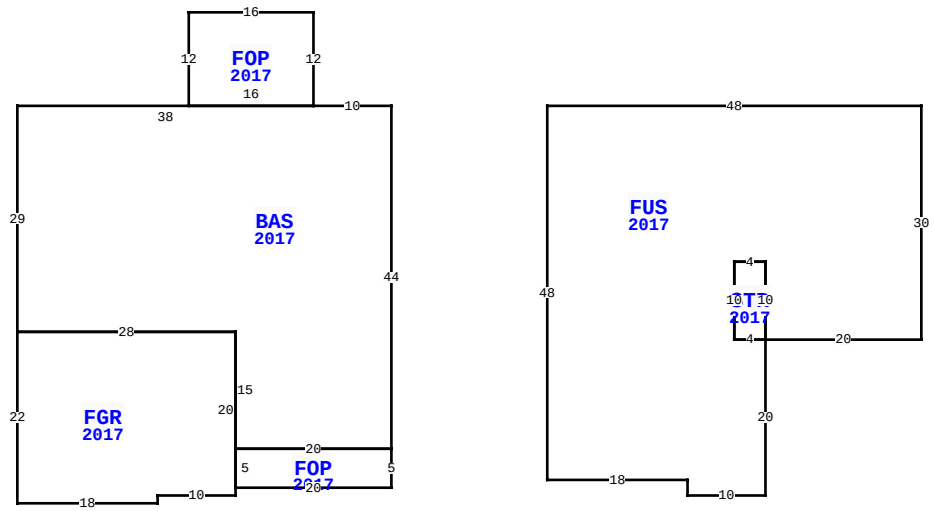
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,692 | 100 | 2017 | 1,692 | 167,768 |
| FGR | 606 | 55 | 2017 | 333 | 33,018 |
| FOP | 100 | 30 | 2017 | 30 | 2,975 |
| FOP | 192 | 30 | 2017 | 58 | 5,751 |
| FUS | 1,924 | 100 | 2017 | 1,924 | 190,772 |
| STR | 40 | 10 | 2017 | 4 | 397 |
| TOTALS | 4,554 | | | 4,041 | 400,681 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,041 | 97.8560 | 102.75 | 415,213 | 2017 | 2017 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SINGLE FAM 100% - 2021 Heated Area: 3616 HX Base Yr 2021




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/09/2026 MLU |
| INC DATE | | AG DATE | |

75178 FERN CREEK DR, YULEE

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 400,681 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 54,000 |
| TOTAL MARKET VALUE | | 454,681 |
| SOH/AGL Deduction | | 96,252 |
| ASSESSED VALUE | | 358,429 |
| TOTAL EXEMPTION VALUE | HX HB VX | 56,411 |
| BASE TAXABLE VALUE | | 302,018 |
| TOTAL JUST VALUE | | 454,681 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 444,079 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17002218 | CO ISSUED | 0 | 03/20/2017 |
| B1632963 | NEW CONSTR | 477,044 | 08/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2375/1240 | 7/13/2020 | WD | Q | I | 01 | 345,000 |
| GRANTOR: DOUGLAS BRANDON T & C | | | | | | |
| GRANTEE: TORRES WILLIAM E & | | | | | | |
| 2108/0001 | 3/20/2017 | SW | Q | I | 01 | 296,900 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: DOUGLAS BRANDON T & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W10 FOP=[YR=2017] N12 W16 S12 E16$ W38 S29 FGR=[YR=2017] S22 E18 N1 E10 N1 FOP=[YR=2017] E20 N5 W20 S5$ N20 W28$ E28 S15 E20 N44$ PTR=E20 FUS=[YR=2017] E48 S30 W20 STR=[YR=2017] W4 N10 E4 S10$ N10 W4 S10 E4 S20 W10 N2 W18 N48$ W20$.

## 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 | 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