LOT 111
RIVER GLEN #1 PB 7/263

DUNHAM WESLEY & KATHRINE
75166 FERN CREEK DRIVE
YULEE, FL 32097

2026

11-2N-26-1830-0111-0000

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 70
Interior Floo	08	SHT VINYL 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

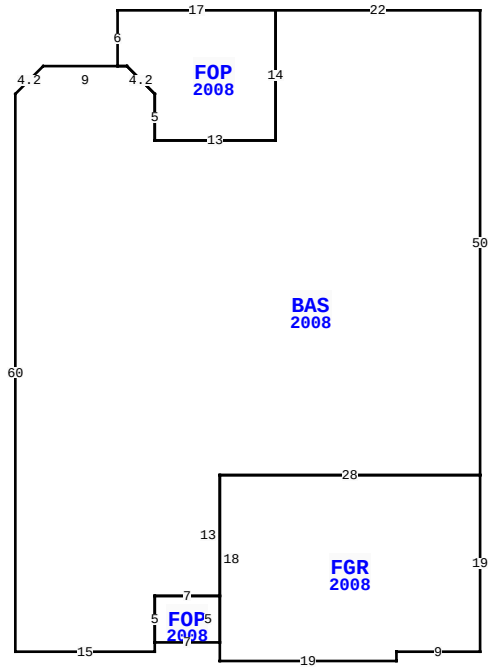
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,595	100	2008	2,595	255,441
FGR	551	55	2008	303	29,826
FOP	35	30	2008	10	985
FOP	211	30	2008	63	6,202
TOTALS	3,392			2,971	292,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,971	102.4600	107.58	319,620	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2022 Heated Area: 2595 HX Base Yr 2022



75166 FERN CREEK DR, YULEE

BLD DATE	04/03/2008 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		292,452
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		346,452
SOH/AGL Deduction		42,951
ASSESSED VALUE		303,501
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		252,090
TOTAL JUST VALUE		346,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008350	REPAIR/RRF	26,000	06/24/2021
M13626	MECH OTHER	0	02/01/2008
P12986	OTHER	0	01/01/2008
C20396	CO ISSUED	225,588	08/01/2007
R10644	REPAIR/RRF	5,000	08/01/2007
B20396	NEW CONSTR	225,588	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2506/1260	10/15/2021	WD	Q	I	02	400,000
GRANTOR: KINSER RYAN P & LINDS						
GRANTEE: DUNHAM WESLEY & KAT						
1783/1034	2/29/2012	WD	U	I	37	195,000
GRANTOR: ROGERS NATHAN & CHERY						
GRANTEE: KINSER RYAN P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W22 FOP=[YR=2008] W17 S6 E1 D3 R3 S5 E13 N14$ S14 W13 N5 U3 L3 W9 D3 L3 S60 E15 N1 FOP=[YR=2008] E7 FGR=[YR=2008] S2 E19 N1 E9 N19 W28 S18$ N5 W7 S5$ N5 E7 N13 E28 N50$.

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	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