

FORRESTER VASSEL I
75126 FERN CREEK DR
YULEE, FL 32097

11-2N-26-1830-0115-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

10

ABOVE AVG 80

Exterior Wall

16

WD FR STUC 20

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floor

11

CLAY TILE 50

Interior Floor

14

CARPET 50

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4

100

Bathrooms

4

100

Frame Stories Units

02

WOOD FRAME 100
2. 2. 100
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

1,081

100

2016

1,081

122,785

FGR

420

55

2016

231

26,238

FOP

20

30

2016

6

682

FOP

120

30

2016

36

4,089

FUS

1,476

100

2016

1,476

167,650

SXR

44

10

2024

4

455

TOTALS

3,161

2,834

321,897

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

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

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

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% CONDO

0100

01

2,834

112.8000

118.44

335,659

2016

2016

0

0

4.10

95.90

1 SINGLE FAM

100% - 2024

Heated Area: 2557

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/09/2026

MLU

TOTAL OB/XF

0

NASSAU COUNTY PROPERTY

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4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

321,897

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

54,000

TOTAL MARKET VALUE

375,897

SOH/AGL Deduction

2,236

ASSESSED VALUE

373,661

TOTAL EXEMPTION VALUE

13

373,661

BASE TAXABLE VALUE

0

TOTAL JUST VALUE

375,897

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

367,428

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2384/0514

5/15/2020

QC U

I

11

100

GRANTOR: FORRESTER VASSELL I &

GRANTEE: FORRESTER VASSEL I

2087/1191

12/05/2016

SW Q

I

01

222,900

GRANTOR: D R HORTON INC-JACKSON

GRANTEE: FORRESTER VASSEL IS

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2016;ORIG=20,0] E37 S15 W11 S4 E11 S26 W11 N1 W9 N7 W17 N37 \$
BAS=[YR=2016;ORIG=0,0] W25 W12 S37 E11 E2 N2 E4 N12 E20 N23 \$
FGR=[YR=2016;ORIG=-20,39] S5 E20 N21 W20 S16 \$
FOP=[YR=2016;ORIG=-25,0] N10 W12 S10 E12 \$
FOP=[YR=2016;ORIG=-26,37] S2 E6 N4 W4 S2 W2 \$
PTR=[ORIG=0,0] E20 W20 \$
SXR=[YR=2024;ORIG=46,15] E11 S4 W11 N4 \$
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