LOT 123
RIVER GLEN #1 PB 7/263

WENDORFF CHRISTOPHER & MARY
75098 FERN CREEK DRIVE
YULEE, FL 32097

2026

11-2N-26-1830-0123-0000

BUILDING CHARACTERISTICS

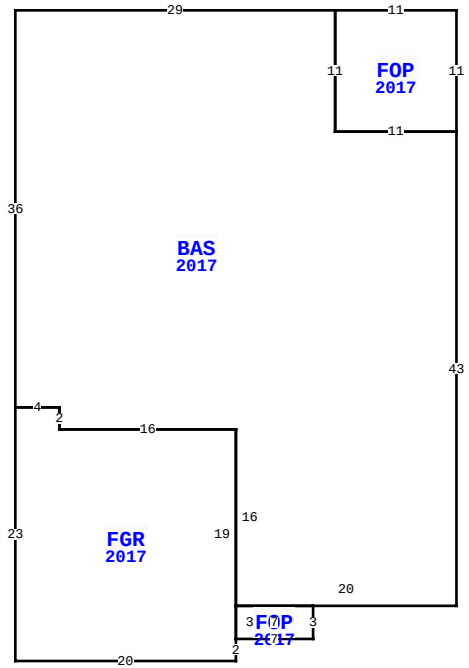
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,711	100	2017	1,711	196,031
FGR	428	55	2017	235	26,925
FOP	21	30	2017	6	687
FOP	121	30	2017	36	4,125
TOTALS	2,281			1,988	227,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,988	113.1900	118.85	236,274	2017	2017	0	0	0	3.60	96.40

1 SINGLE FAM 100% - 2023 Heated Area: 1711 HX Base Yr 2023



75098 FERN CREEK DR, YULEE

BLD DATE		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		227,768
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		281,768
SOH/AGL Deduction		889
ASSESSED VALUE		280,879
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		229,468
TOTAL JUST VALUE		281,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001401	CO ISSUED	0	02/21/2017
B1632964	NEW CONSTR	214,134	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2566/1185	5/27/2022	WD	Q	I	02	365,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: WENDORFF CHRISTOPHE						
2531/0268	1/18/2022	WD	U	I	37	305,800
GRANTOR: PHILIPPI MICHAEL A &						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W11 BAS=[YR=2017] W29 S36 FGR=[YR=2017] S23 E20 N2 FOP=[YR=2017] E7 N3 W7 S3$ N19 W16 N2 W4$ E4 S2 E16 S16 E20 N43 W11 N11$ S11 E11 N11$.

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