LOT 125
RIVER GLEN #1 PB 7/263

EISENHAUER MAE & ZACHERY S
75088 FERN CREEK DR
YULEE, FL 32097

2026

11-2N-26-1830-0125-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

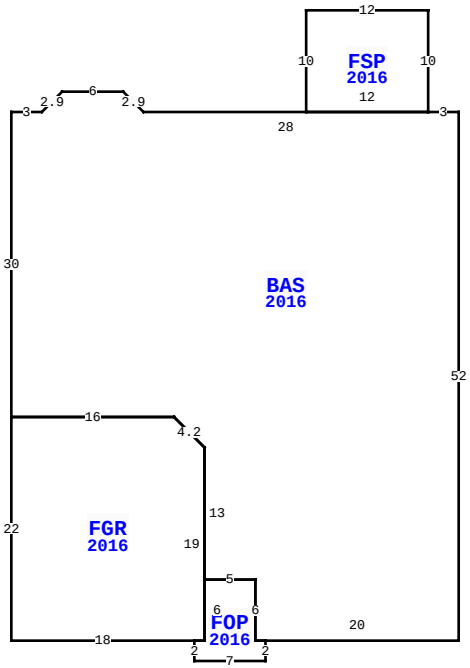
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,861	100	2016	1,861	209,720
FGR	414	55	2016	228	25,694
FOP	44	30	2016	13	1,465
FSP	120	40	2016	48	5,409
TOTALS	2,439			2,150	242,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,150	111.9160	117.51	252,646	2016	2016	0	0	0	4.10	95.90

1 SINGLE FAM 0% - 0 Heated Area: 1861 HX Base Yr



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

75088 FERN CREEK DR, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	242,288
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	296,288
SOH/AGL Deduction	0
ASSESSED VALUE	296,288
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,288
TOTAL JUST VALUE	296,288
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632259	CO ISSUED	0	09/30/2016
B1632259	NEW CONSTR	230,023	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2471/1987	6/17/2021	WD	Q	I	01	305,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: EISENHAUER MAE & ZA						
2455/1105	4/15/2021	WD	U	I	37	265,700
GRANTOR: LOVELADY WILLIAM F JR						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W3 FSP=[YR=2016] N10 W12 S10 E12$ W28 U2 L2 W6 D2 L2 W3 S30 FGR=[YR=2016] S22 E18 FOP=[YR=2016] S2 E7 N2 W1 N6 W5 S6 W1$ E1 N19 U3 L3 W16$ E16 D3 R3 S13 E5 S6 E20 N52$.

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	0	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