LOT 133
IN OR 1641/1862
RIVER GLEN #1 PB 7/263

GEORGI DAVID E
75050 FERN CREEK DRIVE
YULEE, FL 32097

**2026**

**11-2N-26-1830-0133-0000**

## BUILDING CHARACTERISTICS

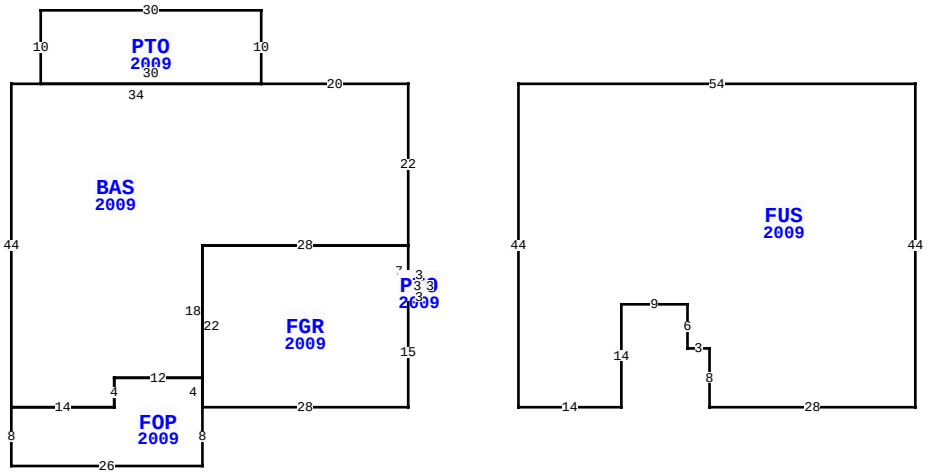
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 6 100 |
| Bathrooms | | 4.5 100 |
| 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 | 1,712 | 100 | 2009 | 1,712 | 157,898 |
| FGR | 616 | 55 | 2009 | 339 | 31,266 |
| FOP | 256 | 30 | 2009 | 77 | 7,101 |
| FUS | 2,226 | 100 | 2009 | 2,226 | 205,304 |
| PTO | 9 | 5 | 2009 | 0 | 0 |
| PTO | 300 | 5 | 2009 | 15 | 1,384 |
| TOTALS | 5,119 | | | 4,369 | 402,953 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,369 | 95.4800 | 100.25 | 437,992 | 2009 | 2009 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SINGLE FAM 100% - 2010 Heated Area: 3938 HX Base Yr 2010




75050 FERN CREEK DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 09/23/2009 KK | 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 | | 402,953 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 54,000 |
| TOTAL MARKET VALUE | | 456,953 |
| SOH/AGL Deduction | | 251,836 |
| ASSESSED VALUE | | 205,117 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 153,706 |
| TOTAL JUST VALUE | | 456,953 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 368,780 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C22461 | CO ISSUED | 0 | 09/21/2009 |
| B22461 | NEW CONSTR | 315,282 | 05/01/2009 |
| M14531 | MECH OTHER | 0 | 05/01/2009 |
| P13758 | PLUMBING | 0 | 05/01/2009 |
| R11873 | REPAIR/RRF | 2,500 | 05/01/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1641/1862 | 9/25/2009 | WD | Q | I | 01 | 235,600 |
| GRANTOR: MARONDA HOMES INC | | | | | | |
| GRANTEE: GEORGI DAVID E | | | | | | |
| 1613/1921 | 3/20/2009 | WD | U | V | 30 | 40,000 |
| GRANTOR: RIVER GLEN LLC | | | | | | |
| GRANTEE: MARONDA HOMES INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] W20 PTO=[YR=2009] N10 W30 S10 E30$ W34 S44 FOP=[YR=2009] S8 E26 N8 FGR=[YR=2009] E28 N15 PTO=[YR=2009] E3 N3 W3 S3$ N7 W28 S22$ N4 W12 S4 W14$ E14 N4 E12 N18 E28 N22$ PTR=E15 FUS=[YR=2009] E54 S44 W28 N8 W3 N6 W9 S14 W14 N44$ W15$.

## 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 | 000134 | C | RES POND | 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