LOT 148
IN OR 2055/1303
RIVER GLEN #1 PB 7/263

MCKINNEY RALPH SR & JACQUELINE
75149 FERN CREEK DR
YULEE, FL 32097

2026

11-2N-26-1830-0148-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

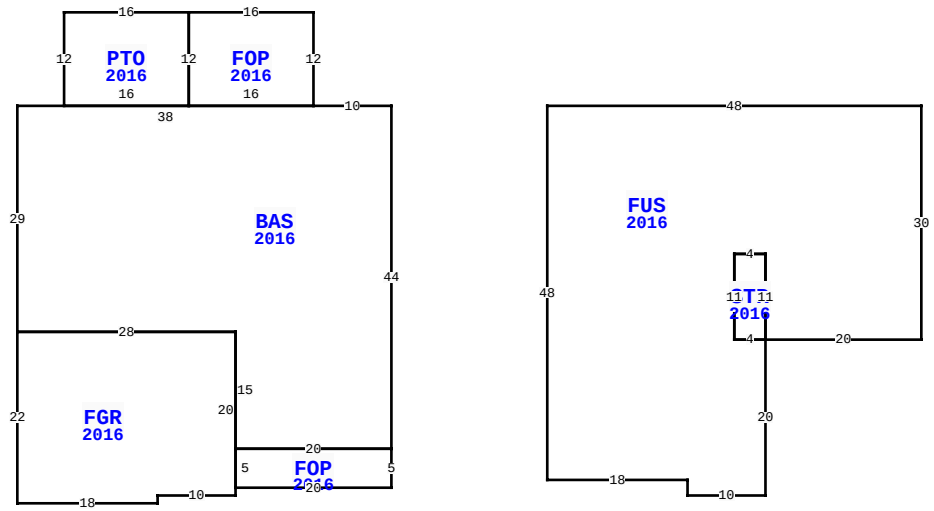
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,692	100	2016	1,692	160,889
FGR	606	55	2016	333	31,665
FOP	100	30	2016	30	2,853
FOP	192	30	2016	58	5,515
FUS	1,920	100	2016	1,920	182,569
PTO	192	5	2016	10	951
STR	44	10	2016	4	380
TOTALS	4,746			4,047	384,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,047	94.3360	99.05	400,855	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2017 Heated Area: 3612 HX Base Yr 2017



75149 FERN CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		384,821
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		438,821
SOH/AGL Deduction		146,191
ASSESSED VALUE		292,630
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		236,219
TOTAL JUST VALUE		438,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631804	CO ISSUED	0	06/27/2016
B1631804	NEW CONSTR	447,043	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2055/1303	6/29/2016	SW	Q	I	01	289,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: MCKINNEY RALPH A SR						
2027/0847	2/04/2016	SW	U	V	30	43,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES

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

BUILDING DIMENSIONS

FUS=[YR=2016;ORIG=20,0] E48 S30 W20 N11 W4 S11 E4 S20 W10 N2 W18 N48 $
BAS=[YR=2016;ORIG=0,0] W10 W38 S29 E28 S15 E20 N44 $
FGR=[YR=2016;ORIG=-48,29] S22 E18 N1 E10 N1 N20 W28 $
FOP=[YR=2016;ORIG=-10,0] N12 W16 S12 E16 $
PTO=[YR=2016;ORIG=-26,-12] W16 S12 E16 N12 $
FOP=[YR=2016;ORIG=-20,49] E20 N5 W20 S5 $
STR=[YR=2016;ORIG=48,30] W4 N11 E4 S11 $
PTR=[ORIG=0,0] E20 W20 $
.

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	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