LOT 149
IN OR 2092/1731
RIVER GLEN #1 PB 7/263

PHILLIPS VENICE
75143 FERN CREEK DR
YULEE, FL 32097

2026

11-2N-26-1830-0149-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

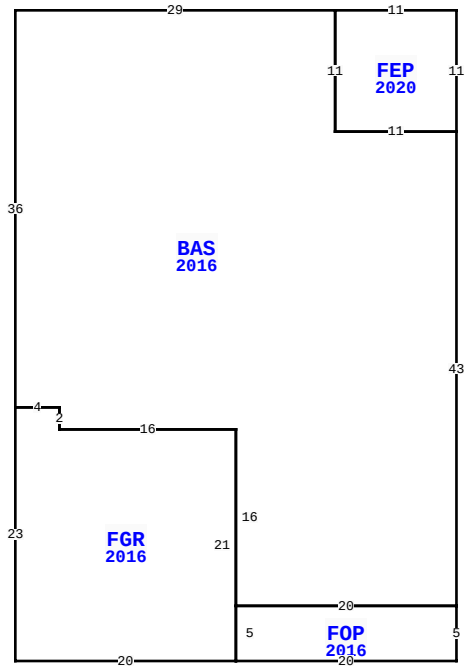
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	2016	1,711	197,214
FEP	121	80	2020	97	11,180
FGR	428	55	2016	235	27,087
FOP	100	30	2016	30	3,458
TOTALS	2,360			2,073	238,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,073	114.4640	120.19	249,154	2016	2016	0	0	0	4.10	95.90

1 SINGLE FAM 0% - 0 Heated Area: 1711 HX Base Yr



75143 FERN CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	238,939
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	292,939
SOH/AGL Deduction	0
ASSESSED VALUE	292,939
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,939
TOTAL JUST VALUE	292,939
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011726	ADDITION	24	11/08/2019
B1632596	CO ISSUED	0	12/29/2016
B1632596	NEW CONSTR	216,456	06/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2092/1731	12/30/2016	SW	Q	I	01	185,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: PHILLIPS VENICE						
2052/0825	6/10/2016	SW	U	V	30	301,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2020] W11 BAS=[YR=2016] W29 S36 FGR=[YR=2016] S23 E20 FOP=[YR=2016] E20 N5 W20 S5$ N21 W16 N2 W4$ E4 S2 E16 S16 E20 N43 W11 N11$ S11 E11 N11$.

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	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