LOT 153
IN OR 2110/46
RIVER GLEN #1 PB 7/263

MALPRESS TESLIN D & DONNELL
75091 FERN CREEK DRIVE
YULEE, FL 32097

2026

11-2N-26-1830-0153-0000

BUILDING CHARACTERISTICS

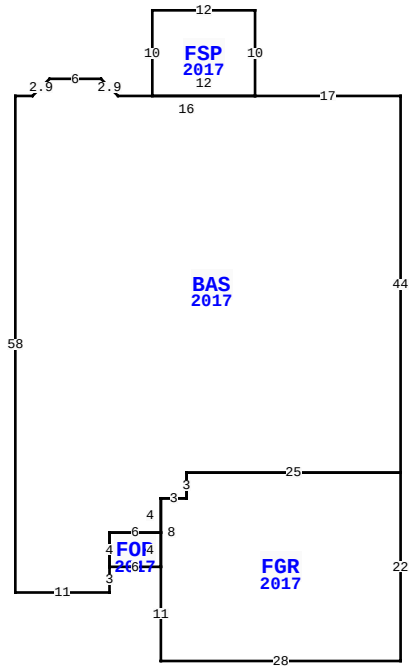
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,201	100	2017	2,201	239,971
FGR	607	55	2017	334	36,415
FOP	24	30	2017	7	763
FSP	120	40	2017	48	5,234
TOTALS	2,952			2,590	282,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,590	107.7120	113.10	292,929	2017	2017	0	0	0	3.60	96.40

1 SINGLE FAM 100% - 2018 Heated Area: 2201 HX Base Yr 2018



75091 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		282,384
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		336,384
SOH/AGL Deduction		114,709
ASSESSED VALUE		221,675
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		170,264
TOTAL JUST VALUE		336,384
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002409	CO ISSUED	0	03/23/2017
B1632966	NEW CONSTR	279,651	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2110/0046	3/23/2017	SW	Q	I	01	220,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MALPRESS TESLIN D &						
2058/1620	7/15/2016	SW	U	V	30	344,000
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 FSP=[YR=2017] N10 W12 S10 E12$ W16 U2 L2 W6 D2 L2 W2 S58 E11 N3 FOP=[YR=2017] E6 FGR=[YR=2017] S11 E28 N22 W25 S3 W3 S8$ N4 W6 S4$ N4 E6 N4 E3 N3 E25 N44$.

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