LOT 154
RIVER GLEN #1 PB 7/263

GARCIA GUILARTE JOSE & ARELIS/GUILARTE ARELIS
75071 FERN CREEK DR
YULEE, FL 32097

2026

11-2N-26-1830-0154-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

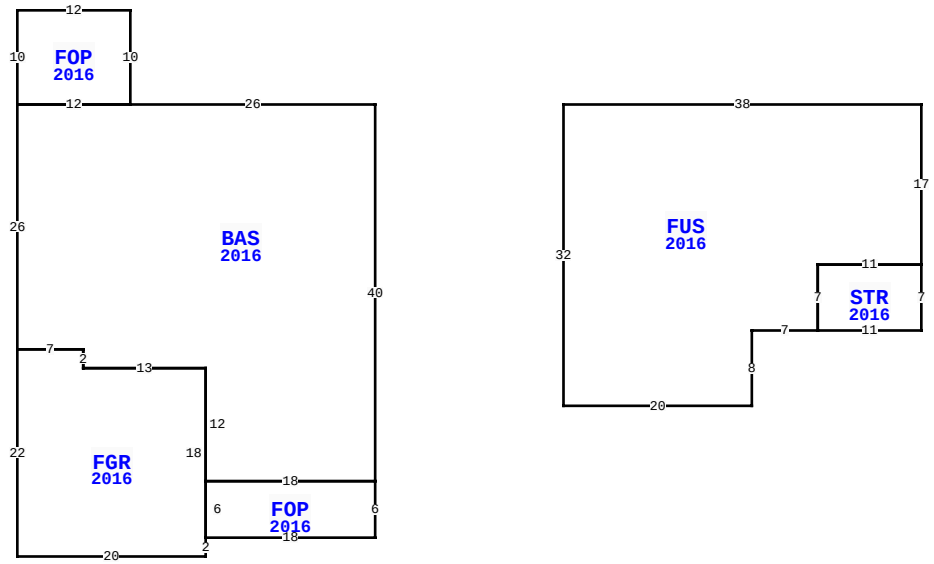
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,266	100	2016	1,266	138,684
FGR	414	55	2016	228	24,976
FOP	108	30	2016	32	3,506
FOP	120	30	2016	36	3,944
FUS	995	100	2016	995	108,997
STR	77	10	2016	8	876
TOTALS	2,980			2,565	280,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,565	108.6720	114.11	292,692	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2024 Heated Area: 2261 HX Base Yr



75071 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		280,984
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		334,984
SOH/AGL Deduction		416
ASSESSED VALUE		334,568
TOTAL EXEMPTION VALUE	13	334,568
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		334,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632258	CO ISSUED	0	12/09/2016
B1632258	NEW CONSTR	279,504	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2658/1438	8/01/2023	WD	Q	I	01	389,700
GRANTOR: KELLY SPENCER						
GRANTEE: GUILARTE JOSE GARCI						
2091/0452	12/21/2016	SW	Q	I	01	222,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: KELLY SPENCER & HAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W26 FOP=[YR=2016] N10 W12 S10 E12$ W12 S26
FGR=[YR=2016] S22 E20 N2 FOP=[YR=2016] E18 N6 W18 S6$ N18 W13
N2 W7$ E7 S2 E13 S12 E18 N40$ PTR=E20 FUS=[YR=2016] E38 S17
STR=[YR=2016] S7 W11 N7 E11$ W11 S7 W7 S8 W20 N32$ W20$.

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	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