LOT 156
IN OR 2092/1663
RIVER GLEN #1 PB 7/263

ROSCOE THOMAS T JR & ALEXIS E
75057 FERN CREEK DR
YULEE, FL 32097

2026

11-2N-26-1830-0156-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

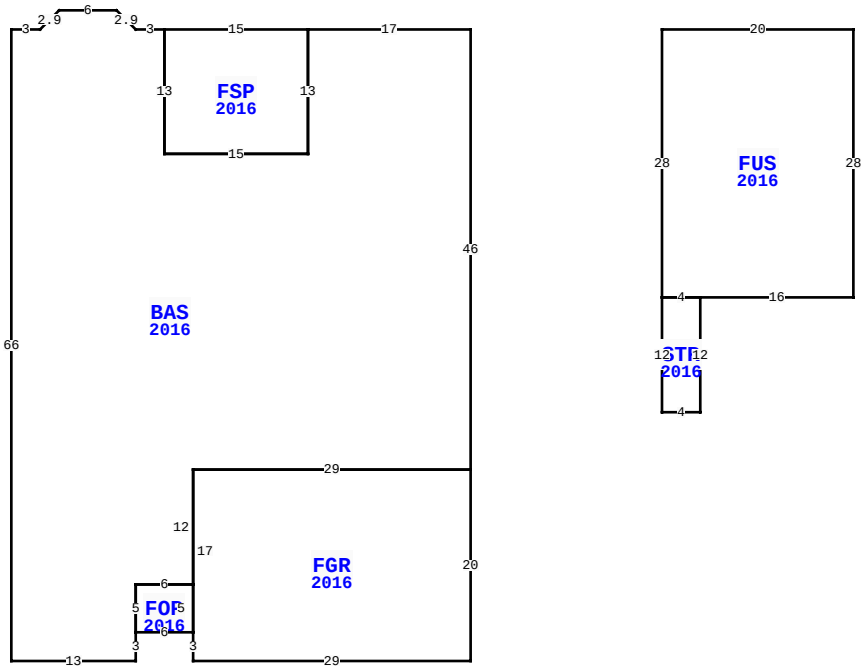
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	2,361	100	2016	2,361	251,487
FGR	580	55	2016	319	33,979
FOP	30	30	2016	9	959
FSP	195	40	2016	78	8,308
FUS	560	100	2016	560	59,650
STR	48	10	2016	5	532
TOTALS	3,774			3,332	354,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,332	105.9840	111.28	370,785	2016	2016	0	0	0	4.28	95.72

1 SINGLE FAM 100% - 2017 Heated Area: 2921 HX Base Yr 2017



75057 FERN CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		354,915
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		408,915
SOH/AGL Deduction		215,152
ASSESSED VALUE		193,763
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,352
TOTAL JUST VALUE		408,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632428	CO ISSUED	0	12/27/2016
B1632428	NEW CONSTR	354,660	06/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2092/1663	12/30/2016	SW	Q	I	01	261,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ROSCOE THOMAS T JR						
2039/0631	4/07/2016	SW	U	V	30	408,500
GRANTOR: RL REGI FLORIDA LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FSP=[YR=2016] W15 S13 E15 N13$ S13 W15 N13 W3 U2 L2 W6 D2 L2 W3 S66 E13 N3 FOP=[YR=2016] E6 FGR=[YR=2016] S3 E29 N20 W29 S17$ N5 W6 S5$ N5 E6 N12 E29 N46$ PTR=E20 FUS=[YR=2016] E20 S28 W16 STR=[YR=2016] S12 W4 N12 E4$ W4 N28$ 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	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