

PAVEGLIO KASEY A & MICHAEL P
75106 FERN CREEK DR
YULEE, FL 32097

11-2N-26-1830-0121-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03WD FR STUC 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type0305111403COMP SHNGL 100 DRYWALL 100 CLAY TILE 70 CARPET 30 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame024 100 2 100 WOOD FRAME 100

Stories Units Occupancy1.0001.100 0 100 NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5009.00

TOTALS3,0472,453246,738

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

10812CONCRETE C0100001,260.00SF4.004.00100200820083894,486

20810CONCRETE A010020480.00SF6.506.5010020082008389463

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLCCZONEFRONTDEPTHTOT LND UTSNUNIT TYPEDTDPHFACT% CONDDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100PUD0.000.001.00UT1.001.001.0055,000.0055,000.0055,000

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0100012,453111.4560105.88259,724200820130005.0095.00

1 SINGLE FAM - 100% - 2024Heated Area: 2016HX Base Yr 2024

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

246,7384,94955,000306,6870306,68755,000251,687306,68713,321282,955

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

2651/8016/12/2023WDQI01379,000

GRANTOR: BAKER HEATH ALLEN & RGRANTEE: PAVEGLIO KASEY A &2031/11902/25/2016WDQI02200,000GRANTOR: WOOTEN JON R & DEBORAGRANTEE: BAKER HEATH ALLEN &

BUILDING NOTES

BAS=[YR=2008;ORIG=-18,0] W21 S52 E21 S6 E5 S6 E13 N53 W18 N11 \$FGR=[YR=2008;ORIG=-39,52] W10 S19 E10 S2 E19 N9 E2 N12 W21 \$FSP=[YR=2013;ORIG=0,0] W18 S11 E18 N11 \$FOP=[YR=2008;ORIG=-18,64] S2 E5 N8 W5 S6 \$PTO=[YR=2024;ORIG=-18,0] E18 N10 W18 S10 \$

75106 FERN CREEK DR, YULEE

BLD DATEXF DATEINC DATE04/03/2008KKLGL DATELAND DATEAG DATE

REVIEW DATE01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/06/2024 BY SYS