

**CERSTVIK PETER T IV & JESSICA**  
85731 BLACK TERN DRIVE  
YULEE, FL 32097

**12-2N-26-1603-0014-0000**

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall 10

Exterior Wall 21

Roof Structure 03

Roof Cover 03

Interior Wall 05

Interior Floor 13

Interior Floor 14

Air Condition 03

Heating Type 04

Bedrooms 4

Bathrooms 3

Frame Stories Units 02

Occupancy 00

Quality 04

DOR CODE 0100

MAP NUM

NEIGHBORHOOD/LOC 5014.00

TOTALS 3,597

CONSTRUCTION

ABOVE AVG 90

STONE 10

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

LVT/LAMNT 50

CARPET 50

CENTRAL 100

AIR DUCTED 100

WOOD FRAME 100

NONE 100

Quality Level 04

SINGLE FAMILY

MKT AREA 05

5014.00

3,095

321,454

MARKET ADJUSTMENTS

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

0100013,095107.1294107.13331,56720172017003.0596.95

1 SINGLE FAM - 100% - 2018Heated Area: 2619HX Base Yr 2018

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE321,454

TOTAL MARKET OB/XF VALUE5,784

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE382,238

SOH/AGL Deduction103,961

ASSESSED VALUE278,277

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE227,555

TOTAL JUST VALUE382,238

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE367,791

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2458/16944/07/2021QC U I I11100

GRANTOR: BIDLACK REBECCA

GRANTEE: CERSTVIK PETER T IV

2165/103612/14/2017WD Q I I01318,300

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: CERSTVIK PETER T IV

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 FSP=[YR=2018] W17 S2 D1 R1 S14 E16 N17\$ S17 W16 N14 U3 L3 W11 D3 L3 S67 E13 FOP=[YR=2017] S3 E9 N1 FGR=[YR=2017] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N10 W7 S8 W1\$ E1 N8 E7 N11 E22 S1 E7 N52\$.

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

EXTRA FEATURES

85731 BLACK TERN DR, YULEE

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,61910020172,619272,016

FGR62255201734235,521

FOP81302017242,493

FSP27540201811011,425

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

OB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010000927.00SF6.506.50100201720173965,784

LAND DESCRIPTION

TOTAL OB/XF5,784

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNITYPDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE03/19/2019BYKBTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 07/30/2025 BY SYS