LOT 121
RIVER GLEN #1 PB 7/263

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

2026

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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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

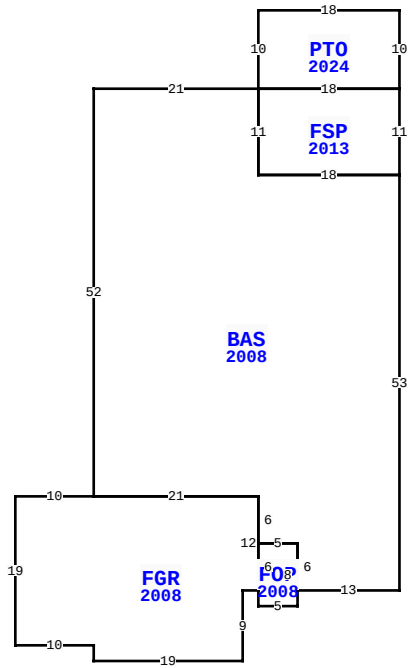
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100	2008	2,016	215,878
FGR	613	55	2008	337	36,087
FOP	40	30	2008	12	1,285
FSP	198	40	2013	79	8,459
PTO	180	5	2024	9	963
TOTALS	3,047			2,453	262,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,453	111.4560	117.03	287,075	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2026 Heated Area: 2016 HX Base Yr



75106 FERN CREEK DR, YULEE

BLD DATE	04/03/2008 KK	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		262,674
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		316,674
SOH/AGL Deduction		0
ASSESSED VALUE		316,674
TOTAL EXEMPTION VALUE	13	316,674
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		316,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2306767	ROOF	19,134	05/23/2023
C20692	CO ISSUED	0	10/01/2007
B20692	NEW CONSTR	188,034	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/801	6/12/2023	WD	Q	I	01	379,000
GRANTOR: BAKER HEATH ALLEN & R						
GRANTEE: PAVEGLIO KASEY A &						
2031/1190	2/25/2016	WD	Q	I	02	200,000
GRANTOR: WOOTEN JON R & DEBORA						
GRANTEE: BAKER HEATH ALLEN &						

BUILDING NOTES

BUILDING DIMENSIONS

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 $
.

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