

KAHLEY SARA & DONALD M
75064 FERN CREEK DRIVE
YULEE, FL 32097

11-2N-26-1830-0131-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

10

ABOVE AVG 80

Exterior Wall

16

WD FR STUC 20

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

11

CLAY TILE 60

Interior Floor

14

CARPET 40

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame Stories

02

WOOD FRAME 100

Units

1.

1. 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

1,709

100

2016

1,709

196,983

FGR

430

55

2016

236

27,202

FOP

121

30

2016

36

4,150

FSP

121

40

2016

48

5,532

TOTALS

2,381

2,029

233,867

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

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

REVIEW DATE

01/31/2024

BY

KBA

Total Acres:

0.00

Total Land Value:

54,000

Market:

0

Agricultural:

0

Common:

54,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,029

114.4640

120.19

243,866

2016

2016

0

0

4.10

95.90

1 SINGLE FAM

100% - 2021

Heated Area: 1709

HX Base Yr 2021

29

11

11

11

43

6

21

20

5

19

21

23

16

21

15

2

5

36

BAS

2016

FGR

2016

FOP

2016

FSP

2016

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

233,867

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

54,000

TOTAL MARKET VALUE

287,867

SOH/AGL Deduction

87,836

ASSESSED VALUE

200,031

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

148,620

TOTAL JUST VALUE

287,867

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

282,494

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2401/1484

10/19/2020

WD Q

I

01

249,900

GRANTOR: KELLY TY MITCHELL & H

GRANTEE: KAHLEY SARA & DONAL

2281/1174

6/07/2019

WD Q

I

01

229,500

GRANTOR: SHEPPARD WILSON & DES

GRANTEE: KELLY TY MITCHELL &

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W11 BAS=[YR=2016] W29 S36 FGR=[YR=2016] S23 E19 FOP=[YR=2016] S1 E21 N6 W20 S5 W1\$ E1 N21 W15 N2 W5 \$ E5 S2 E15 S16 E20 N43 W11 N11\$ S11 E11 N11\$.