LOT 14
IN OR 2165/1036
PLUMMER CREEK PHASE TWO B

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

2026

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

BUILDING CHARACTERISTICS

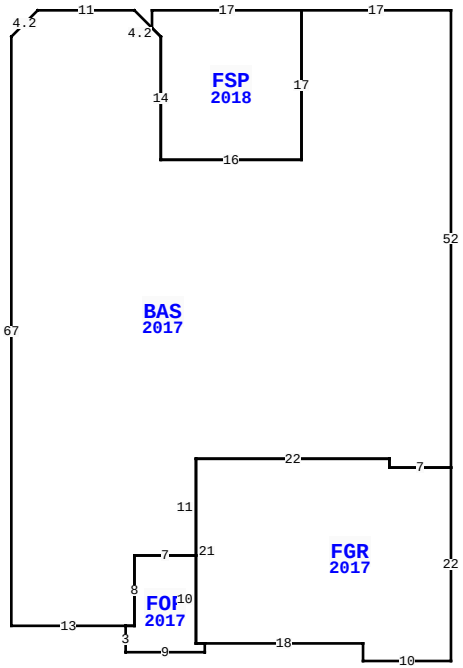
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,619	100	2017	2,619	297,667
FGR	622	55	2017	342	38,870
FOP	81	30	2017	24	2,728
FSP	275	40	2018	110	12,502
TOTALS	3,597			3,095	351,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,095	112.2308	117.84	364,715	2017	2017	0	0	0	3.55	96.45

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



85731 BLACK TERN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		351,768
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		416,768
SOH/AGL Deduction		130,978
ASSESSED VALUE		285,790
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		234,379
TOTAL JUST VALUE		416,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1800840	REPAIR/RRF	1,700	03/01/2018
17003498	CO ISSUED	0	12/07/2017
17003498	NEW CONSTR	334,867	07/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2458/1694	4/07/2021	QC	U	I	11	100
GRANTOR: BIDLACK REBECCA						
GRANTEE: CERSTVIK PETER T IV						
2165/1036	12/14/2017	WD	Q	I	01	318,300
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$.

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS