LOT 49
PLUMMER CREEK PHASE TWO A
PBK 8/142

JENKINS BRANDIE JEANETTE
86018 BLACK TERN DRIVE
YULEE, FL 32097

2023

12-2N-26-1602-0049-0000

BUILDING CHARACTERISTICS

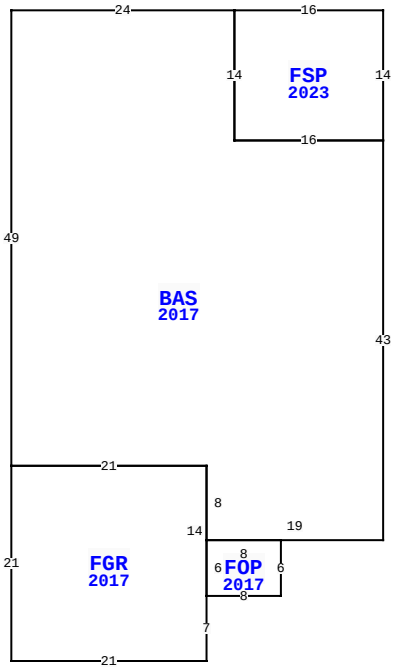
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	1,888	202,749
FGR	441	55	243	26,095
FOP	48	30	14	1,503
FSP	224	40	90	9,665
TOTALS	2,601		2,235	240,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,235	121.4220	109.58	244,911	2017	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1888 HX Base Yr 2023



86018 BLACK TERN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,013
TOTAL MARKET OB/XF VALUE		12,254
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		307,267
SOH/AGL Deduction		38,116
ASSESSED VALUE		269,151
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,151
TOTAL JUST VALUE		307,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704154	CO ISSUED	0	05/10/2017
B1633472	NEW CONSTR	240,310	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2581/1837	8/03/2022	WD	Q	I	01	445,000
GRANTOR: MEZERA JENNIFER & SCO						
GRANTEE: JENKINS BRANDIE JEA						
2381/0851	8/03/2020	WD	Q	I	01	280,000
GRANTOR: MCCLURG ZACHARY						
GRANTEE: MEZERA JENNIFER & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-16,0] W24 S49 E21 S8 E19 N43 W16 N14 $
FGR=[YR=2017;ORIG=-40,49] S21 E21 N7 N14 W21 $
FSP=[YR=2023;ORIG=0,0] W16 S14 E16 N14 $
FOP=[YR=2017;ORIG=-19,63] E8 N6 W8 S6 $
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EXTRA FEATURES

LN	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
1	0810	CONCRETE A	0	100	0	0	702.00	SF	6.50	6.50	100	2017	2017	3	97	4,426	
2	0462	ST/AL FNC	0	100	206	4	824.00	SF	10.00	10.00	100	2020	2020	3	95	7,828	

LAND DESCRIPTION

TOTAL OB/XF 12,254

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/24/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS