LOT 51
IN OR 2076/1079
PLUMMER CREEK PHASE TWO A

BIRD SCOTT & NICOLE M
86034 BLACKTERN DR
YULEE, FL 32097

2023

12-2N-26-1602-0051-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

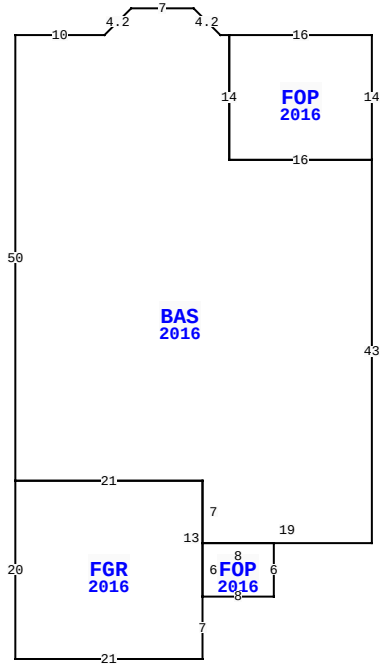
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100	1,939	209,092
FGR	420	55	231	24,910
FOP	48	30	14	1,509
FOP	224	30	67	7,225
TOTALS	2,631		2,251	242,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,251	122.5539	110.60	248,961	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1939 HX Base Yr 2017



86034 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		242,737
TOTAL MARKET OB/XF VALUE		4,479
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		302,216
SOH/AGL Deduction		121,970
ASSESSED VALUE		180,246
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,246
TOTAL JUST VALUE		302,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632378	CO ISSUED	0	09/29/2016
B1632378	NEW CONSTR	243,915	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2076/1079	9/30/2016	WD	Q	I	01	264,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BIRD SCOTT & NICOLE						
2048/0257	5/19/2016	WD	Q	V	05	490,400
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W16 BAS=[YR=2016] W1 U3 L3 W7 D3 L3 W10 S50 FGR=[YR=2016] S20 E21 N7 FOP=[YR=2016] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$.

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	0811	CONCRETE B	0	100	0	0	888.00	SF	5.20	5.20	100	2016	2016	3	97	4,479	

LAND DESCRIPTION

TOTAL OB/XF 4,479

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 05/10/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS