LOT 52
IN OR 2079/386
PLUMMER CREEK PHASE TWO A

CASTOR LANCE & CHRISTEN
86042 BLACK TERN DR
YULEE, FL 32097

**2023**

**12-2N-26-1602-0052-0000**

## 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 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

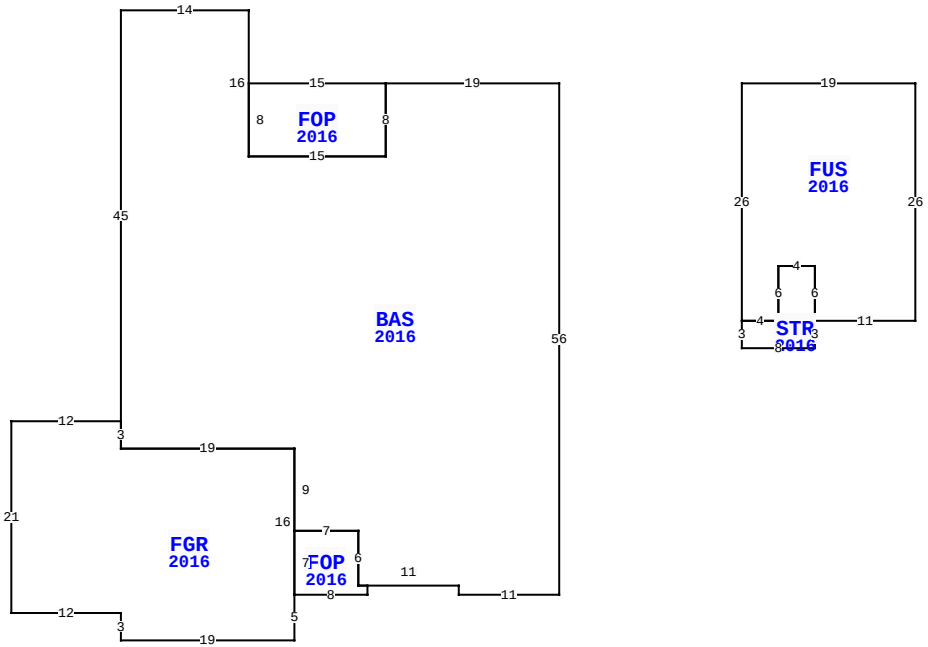
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,316 | 100 | 2,316 | 235,249 |
| FGR | 651 | 55 | 358 | 36,364 |
| FOP | 50 | 30 | 15 | 1,524 |
| FOP | 120 | 30 | 36 | 3,656 |
| FUS | 470 | 100 | 470 | 47,741 |
| STR | 48 | 10 | 5 | 508 |
| TOTALS | 3,655 | | 3,200 | 325,042 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,200 | 115.4370 | 104.18 | 333,376 | 2016 | 2016 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SINGLE FAM – 100% - 2017 Heated Area: 2786 HX Base Yr 2017




86042 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 | | 325,042 |
| TOTAL MARKET OB/XF VALUE | | 5,725 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 385,767 |
| SOH/AGL Deduction | | 125,583 |
| ASSESSED VALUE | | 260,184 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 210,184 |
| TOTAL JUST VALUE | | 385,767 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 323,931 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632391 | CO ISSUED | 0 | 10/14/2016 |
| B1632391 | NEW CONSTR | 346,604 | 05/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2079/0386 | 10/20/2016 | WD | Q | I | 01 | 279,100 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: CASTOR LANCE & CHRI | | | | | | |
| 2048/0257 | 5/19/2016 | WD | Q | V | 05 | 490,400 |
| GRANTOR: BWC LAND PLUMMER LLC | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W19 FOP=[YR=2016] W15 S8 E15 N8$ S8 W15 N16 W14 S45 FGR=[YR=2016] W12 S21 E12 S3 E19 N5 FOP=[YR=2016] E8 N1 W1 N6 W7 S7$ N16 W19 N3$ S3 E19 S9 E7 S6 E11 S1 E11 N56$ PTR=E20 FUS=[YR=2016] E19 S26 W11 STR=[YR=2016] S3 W8 N3 E4 N6 E4 S6$ N6 W4 S6 W4 N26$ W20$.

## 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 | 908.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 97 | 5,725 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,725

| 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