

LOT 55
PLUMMER CREEK PHASE TWO A
PBK 8/142

THE GRIFFIN LIVING TRUST/GRIFFIN TERRY P TRUSTEE
86053 BLACK TERN DR
YULEE, FL 32097

2023

12-2N-26-1602-0055-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1												
Exterior Wall	10	ABOVE AVG 90	0100	01	2,908	113.6037	102.53	298,157	2016	2016	0	0	0	2.55	97.45	VALUATION SUMMARY											
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 2020													Heated Area: 2484											
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2020											
Roof Cover	03	COMP SHNGL 100																									
Interior Wall	05	DRYWALL 100																									
Interior Floor	14	CARPET 60																									
Interior Floor	11	CLAY TILE 40																									
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	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	2,484	100	2,484	248,191																							
FGR	622	55	342	34,171																							
FOP	65	30	20	1,999																							
FOP	208	30	62	6,195																							
TOTALS	3,379		2,908	290,554																							
EXTRA FEATURES			86053 BLACK TERN DR, YULEE																								
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										
1	0810	CONCRETE A	0	100	0	0	945.00	SF	6.50	6.50	100	2016	2016	3	97	5,958											
2	0861	POOL GUNIT	0	100	0	0	330.00	SF	85.00	85.00	100	2018	2018	3	90	25,245											
3	0855	CONC PAVER	0	100	0	0	1,832.00	SF	10.00	10.00	100	2018	2018	3	98	17,954											
4	0476	VF 6 SBPL	0	100	0	0	80.00	LF	32.00	32.00	100	2018	2018	3	95	2,432											
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570											
TOTAL OB/XF																		52,159									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 07/19/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																											

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE 290,554

TOTAL MARKET OB/XF VALUE 52,159

TOTAL LAND VALUE - MARKET 55,000

TOTAL MARKET VALUE 397,713

SOH/AGL Deduction 139,388

ASSESSED VALUE 258,325

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 208,325

TOTAL JUST VALUE 397,713

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 326,940

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B2306658 ENCLOSE PORCH 10,427 05/22/2023

17005965 SWIM POOL 25,000 10/01/2017

B1632087 CO ISSUED 0 08/12/2016

B1632087 NEW CONSTR 313,998 04/01/2016

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2324/0631 11/22/2019 WD Q I 02 370,000

GRANTOR: COONER MARY K A/K/A M

GRANTEE: THE GRIFFIN LIVING

2066/0162 8/17/2016 WD Q I 01 280,900

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: COONER MARY KAYE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FOP=[YR=2016] W16 S13 E16 N13\$ S13 W16 N13 W17 S67 E13 FOP=[YR=2016] S1 E9 N1 FGR=[YR=2016] E18 S2 E10 N22 W7 N1 W22 S21 E1\$W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$.