

PALM TYLER & JESSICA
86021 BLACK TERN DR
YULEE, FL 32097

12-2N-26-1602-0059-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 90

Exterior Wall21STONE 10

Roof Structure08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor11CLAY TILE 50

Interior Floor14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms5 100

Bathrooms4 100

Frame Stories Units02WOOD FRAME 100
2. 2. 100
0 100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5013.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS2,4941002,494247,488

FGR6225534233,938

FOP6530201,985

FOP20830626,152

FUS68010068067,478

STR30103297

TOTALS4,0993,601357,339

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB

0100013,601112.8330101.83366,6902016

1 SINGLE FAM - 100% - 2017Heated Area: 3174HX Base Yr 2017

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B0100001,082.00SF5.205.20100201620163975,458

20462ST/AL FNC010000186.00SF10.0010.00100201620163841,562

TOTAL OB/XF7,020

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSLUNIT TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000.000.001.00LT1.001.001.0055,000.0055,000.0055,000

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE357,339

TOTAL MARKET OB/XF VALUE7,020

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE419,359

SOH/AGL Deduction140,305

ASSESSED VALUE279,054

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE229,054

TOTAL JUST VALUE419,359

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE351,839

SALES DATA

OFF RECORD NumberDATETYPEINSTQU I V I RSN CD SALE PRICE

2068/17838/24/2016WDQI01314,900

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:PALM TYLER & JESSIC

2039/03774/08/2016WDQV05992,600

GRANTOR:BWC LAND PLUMMER LLC

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FOP=[YR=2016] W16 S13 E16 N13\$ S13 W16 N13
W17 S67E2 S1 E10 N1 E1 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\$ PTR= E20 FUS=[YR=2016] E17 S40 W14
STR=[YR=2016] S5W8 N3 E5 N2 E3\$ W3 N40\$ W20\$.

REVIEW DATE08/10/2022BYKBA

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