LOT 1
IN OR 2175/906
PLUMMER CREEK PHASE TWO B

PORTERFIELD MELVIN
85835 BLACK TERN DRIVE
YULEE, FL 32097

2023

12-2N-26-1603-0001-0000

BUILDING CHARACTERISTICS

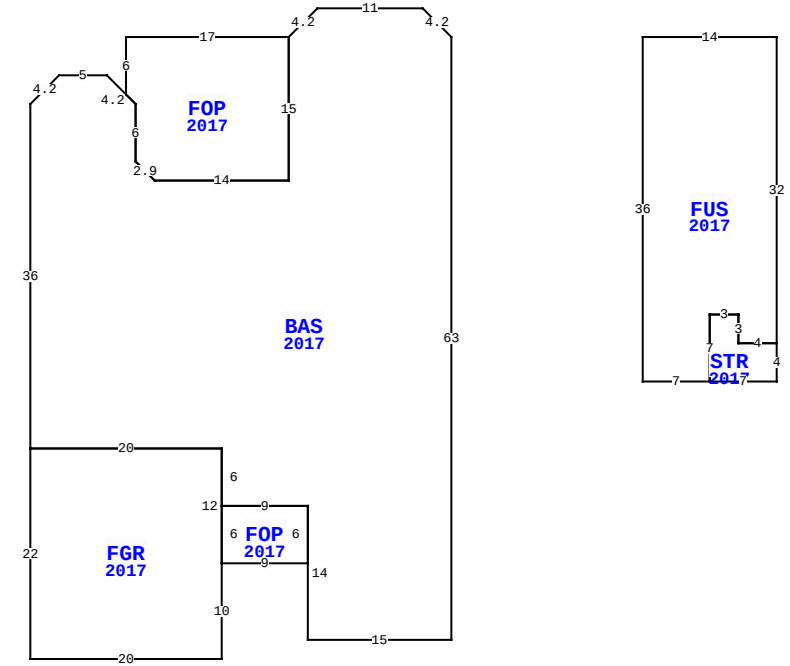
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	5014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100	1,997	207,127
FGR	440	55	242	25,100
FOP	54	30	16	1,659
FOP	245	30	74	7,675
FUS	467	100	467	48,437
STR	37	10	4	415
TOTALS	3,240		2,800	290,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,800	117.3312	105.89	296,492	2017	2017	0	0	0	2.05	97.95

1 SINGLE FAM – 100% - 2020 Heated Area: 2464 HX Base Yr



85835 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		290,414
TOTAL MARKET OB/XF VALUE		4,439
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		349,853
SOH/AGL Deduction		63,506
ASSESSED VALUE		286,347
TOTAL EXEMPTION VALUE	13	286,347
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		349,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703445	CO ISSUED	0	01/02/2018
1703445	NEW CONSTR	301,088	06/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2175/0906	1/30/2018	WD	Q	I	02	290,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PORTERFIELD MELVIN						
2121/1959	5/23/2017	WD	Q	V	05	314,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W11 D3 L3 FOP=[YR=2017] W17 S6 D1 R1 S6 D2 R2 E14 N15$ S15 W14 U2 L2 N6 U3 L3 W5 D3 L3 S36 FGR=[YR=2017] S22 E20 N10 FOP=[YR=2017] E9 N6 W9 S6$ N12 W20$ E20 S6 E9 S14 E15 N63 $ PTR=E20 FUS=[YR=2017] E14 S32 STR=[YR=2017] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ 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	704.00	SF	6.50	6.50	100	2017	2017	3	97	4,439	

LAND DESCRIPTION

TOTAL OB/XF 4,439

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 02/15/2018 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS