LOT 2
IN OR 2187/477
PLUMMER CREEK PHASE TWO B

PELFREY JACLYN NICOLE
85827 BLACK TERN DRIVE
YULEE, FL 32097

2023

12-2N-26-1603-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

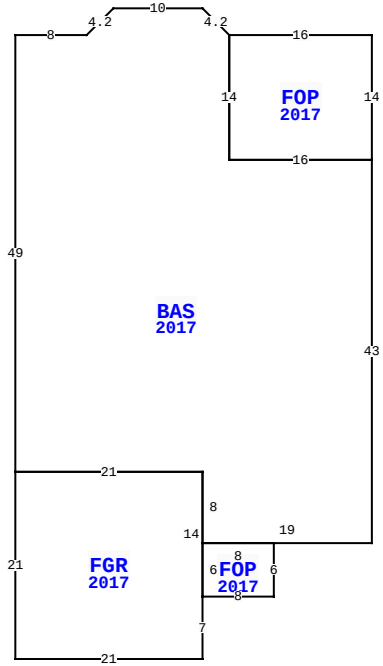
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	5014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,927	100	1,927	203,627
FGR	441	55	243	25,678
FOP	48	30	14	1,479
FOP	224	30	67	7,079
TOTALS	2,640		2,251	237,864

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	120.0843	108.38	243,963	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1927 HX Base Yr 2019



85827 BLACK TERN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,864
TOTAL MARKET OB/XF VALUE		4,678
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		297,542
SOH/AGL Deduction		75,442
ASSESSED VALUE		222,100
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,100
TOTAL JUST VALUE		297,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003955	CO ISSUED	0	01/02/2018
17003955	NEW CONSTR	247,413	07/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2187/0477	3/27/2018	WD	Q	I	02	265,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PELFREY JACLYN NICO						
2127/1796	6/20/2017	WD	Q	V	05	316,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W16 BAS=[YR=2017] U3 L3 W10 D3 L3 W8 S49
FGR=[YR=2017] S21 E21 N7 FOP=[YR=2017] E8 N6 W8 S6$ N14 W21$
E21 S8 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	0810	CONCRETE A	0	100	0	0	742.00	SF	6.50	6.50	100	2017	2017	3	97	4,678	

LAND DESCRIPTION

TOTAL OB/XF 4,678

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