LOT 3
PLUMMER CREEK PHASE TWO B
PBK 8/170

CARSON MIKE/
85819 BLACK TERN DRIVE
YULEE, FL 32097

2023

12-2N-26-1603-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
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

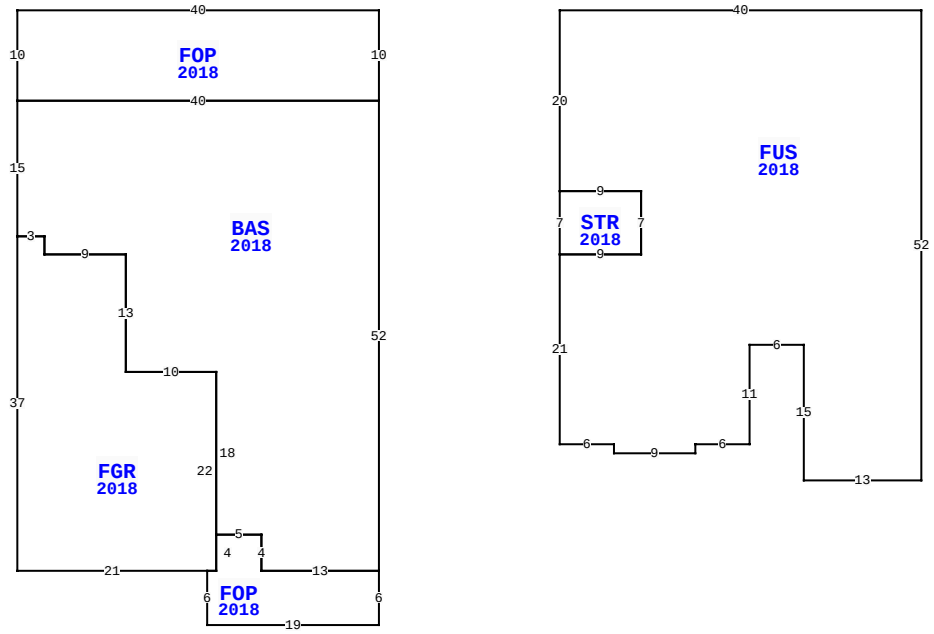
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	1,414	140,684
FGR	646	55	355	35,320
FOP	134	30	40	3,979
FOP	400	30	120	11,939
FUS	1,852	100	1,852	184,262
STR	63	10	6	597
TOTALS	4,509		3,787	376,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,787	111.9825	101.06	382,714	2018	2018	0	0	0	1.55	98.45

1 SINGLE FAM – 100% - 2019 Heated Area: 3266 HX Base Yr 2019



85819 BLACK TERN DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		376,782
TOTAL MARKET OB/XF VALUE		4,937
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		436,719
SOH/AGL Deduction		144,210
ASSESSED VALUE		292,509
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		242,509
TOTAL JUST VALUE		436,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002544	CO ISSUED	0	01/26/2018
B1702554	NEW CONSTR	416,470	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	2/28/2018	CN	Q	I	01	356,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CARSON MIKE						
2097/0670	1/25/2017	WD	Q	V	05	508,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W40 S10 BAS=[YR=2018] S15 FGR=[YR=2018] S37 E21
FOP=[YR=2018] S6 E19 N6 W13 N4 W5 S4 W1$ E1 N22 W10 N13 W9 N2
W3$ E3 S2 E9 S13 E10 S18 E5 S4 E13 N52 W40$ E40 N10 $ PTR=E20
FUS=[YR=2018] E40 S52 W13 N15 W6 S11 W6 S1 W9 N1 W6 N21
STR=[YR=2018] N7 E9 S7W9$E9 N7 W9 N20$ 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	775.00	SF	6.50	6.50	100	2018	2018	3	98	4,937	

LAND DESCRIPTION

TOTAL OB/XF 4,937

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