LOT 6
IN OR 2192/1269
PLUMMER CREEK PHASE TWO B

RATLIFF DANIEL M & JANE K
85795 BLACK TERN DR
YULEE, FL 32097

2023

12-2N-26-1603-0006-0000

BUILDING CHARACTERISTICS

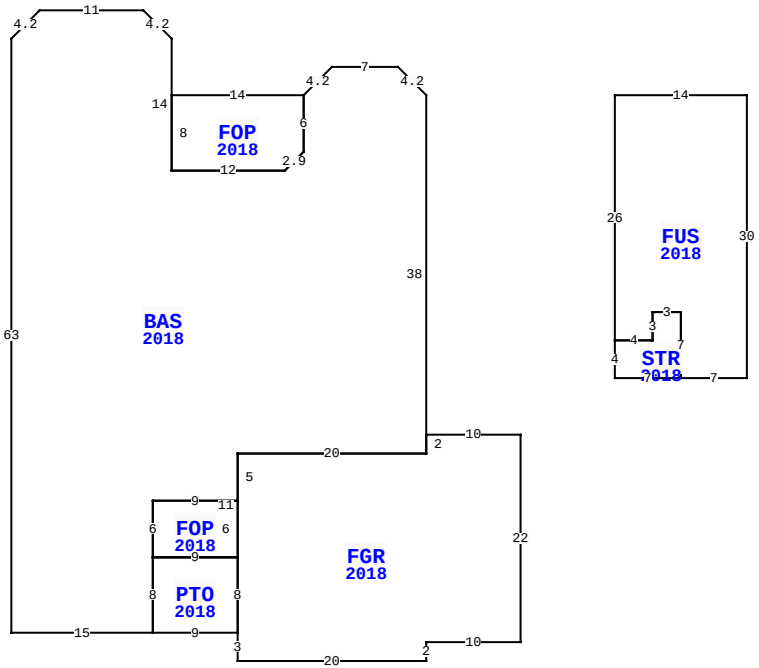
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,120	100	2,120	213,744
FGR	714	55	393	39,623
FOP	54	30	16	1,613
FOP	110	30	33	3,327
FUS	383	100	383	38,615
PTO	72	5	4	404
STR	37	10	4	404
TOTALS	3,490		2,953	297,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,953	113.9985	102.88	303,805	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2503 HX Base Yr 2019



85795 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		297,729
TOTAL MARKET OB/XF VALUE		14,207
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		366,936
SOH/AGL Deduction		138,335
ASSESSED VALUE		228,601
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		178,601
TOTAL JUST VALUE		366,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007231	CO ISSUED	0	04/23/2018
17007231	NEW CONSTR	318,470	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2192/1269	4/25/2018	WD	Q	I	01	302,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RATLIFF DANIEL M &						
2155/0759	10/26/2017	WD	Q	V	05	187,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W7 D3 L3 FOP=[YR=2018] W14 S8 E12 U2 R2 N6$ S6 L2 D2 W12 N14 U3 L3 W11 D3 L3 S63 E15 PTO=[YR=2018] E9 FGR=[YR=2018] S3 E20 N2 E10 N22 W10 S2 W20 S5 FOP=[YR=2018] S6 W9 N6 E9$ W9 S6 E9 S8$ N8 W9 S8$ N8 E9 N11 E20 N38$ PTR=E20 FUS=[YR=2018] E14 S30 W7 STR=[YR=2018] W7 N4 E4 N3 E3 S7$ N7 W3 S3 W4 N26$ 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	1,035.00	SF	6.50	6.50	100	2018	2018	3	98	6,593	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2018	2018	3	95	4,560	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	
4	0462	ST/AL FNC	0	100	0	0	276.00	SF	10.00	10.00	100	2018	2018	3	90	2,484	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 14,207

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 10/22/2018 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS