LOT 9
PLUMMER CREEK PHASE TWO B
PBK 8/170

SEBOK SHELLY
85771 BLACK TERN DR
YULEE, FL 32097

2023

12-2N-26-1603-0009-0000

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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

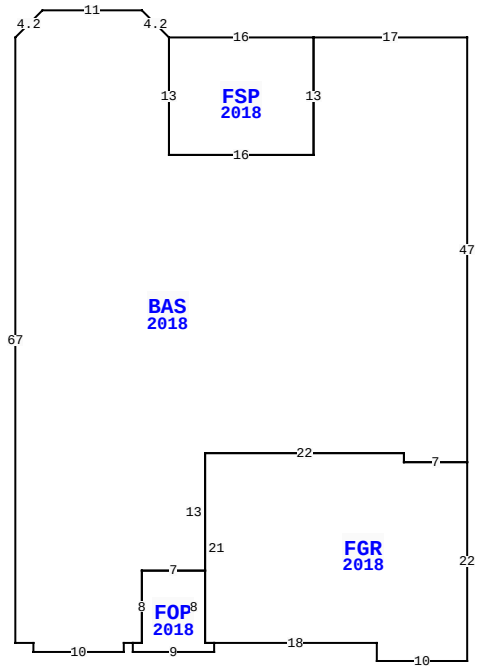
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,536	100	2,536	255,686
FGR	622	55	342	34,481
FOP	65	30	20	2,017
FSP	208	40	83	8,368
TOTALS	3,431		2,981	300,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,981	113.9985	102.88	306,685	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2536 HX Base Yr 2021



85771 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		300,551
TOTAL MARKET OB/XF VALUE		11,545
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		367,096
SOH/AGL Deduction		61,300
ASSESSED VALUE		305,796
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		255,796
TOTAL JUST VALUE		367,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004394	CO ISSUED	0	01/31/2018
17004394	NEW CONSTR	322,660	07/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/461	5/22/2023	WD	Q	I	01	479,000
GRANTOR: LAVARNWAY SETH A & AN						
GRANTEE: SEBOK SHELLY						
2415/1938	12/10/2020	WD	Q	I	01	349,900
GRANTOR: MONTGOMERY JAMES B &						
GRANTEE: LAVARNWAY SETH A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 FSP=[YR=2018] W16 S13 E16 N13$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E2 S1 E10 N1 E1 FOP=[YR=2018] S1 E9 N1 FGR=[YR=2018] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$.

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	0811	CONCRETE B	0	100	0	0	1,100.00	SF	5.20	5.20	100	2018	2018	3	98	5,606	
2	0476	VF 6 SBPL	0	100	0	0	186.00	LF	32.00	32.00	100	2018	2018	3	95	5,654	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 11,545

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