

LOT 16
IN OR 2173/1363
PLUMMER CREEK PHASE TWO B

AMMIANO HELEN & RICHARD
85715 BLACK TERN DR
YULEE, FL 32097

2023

12-2N-26-1603-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

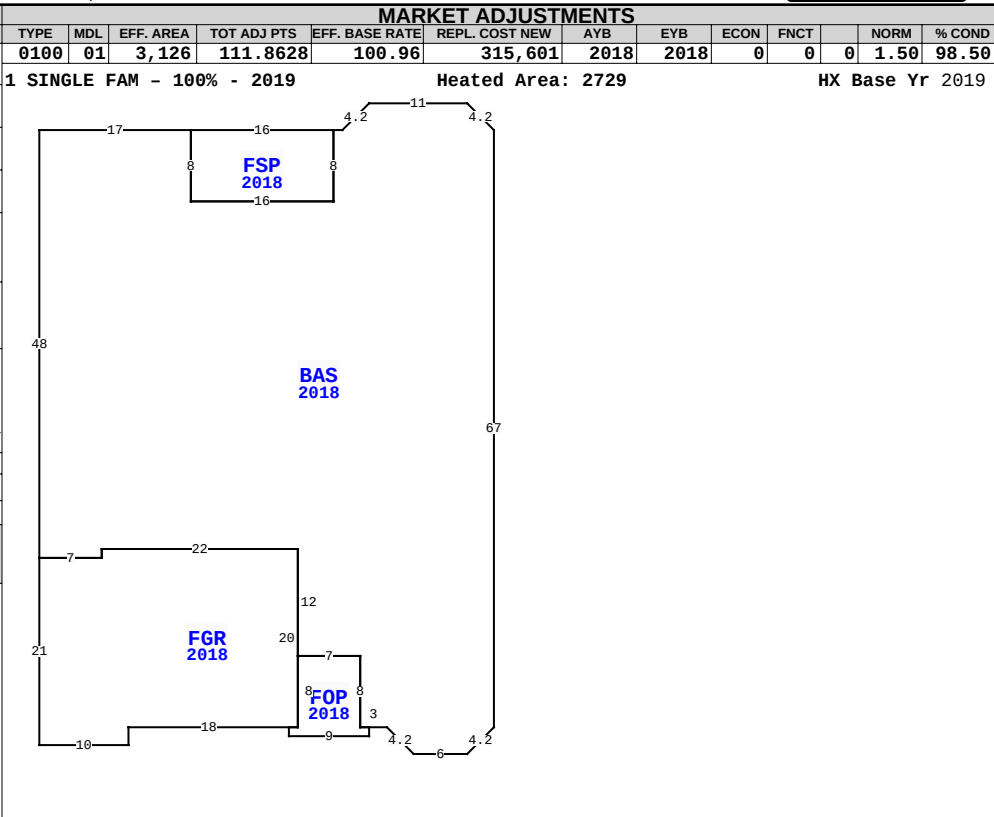
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,729	100	2,729	271,387
FGR	593	55	326	32,419
FOP	65	30	20	1,989
FSP	128	40	51	5,072

TOTALS	3,515		3,126	310,867
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	1,090.00	SF	5.20	5.20	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00



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

85715 BLACK TERN DR, YULEE

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,126	111.8628	100.96	315,601	2018	2018	0	0	1.50	98.50
TOTAL OB/XF 5,555											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										310,867		
TOTAL MARKET OB/XF VALUE										5,555		
TOTAL LAND VALUE - MARKET										55,000		
TOTAL MARKET VALUE										371,422		
SOH/AGL Deduction										144,524		
ASSESSED VALUE										226,898		
TOTAL EXEMPTION VALUE					HX HB					50,000		
BASE TAXABLE VALUE										176,898		
TOTAL JUST VALUE										371,422		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										312,337		