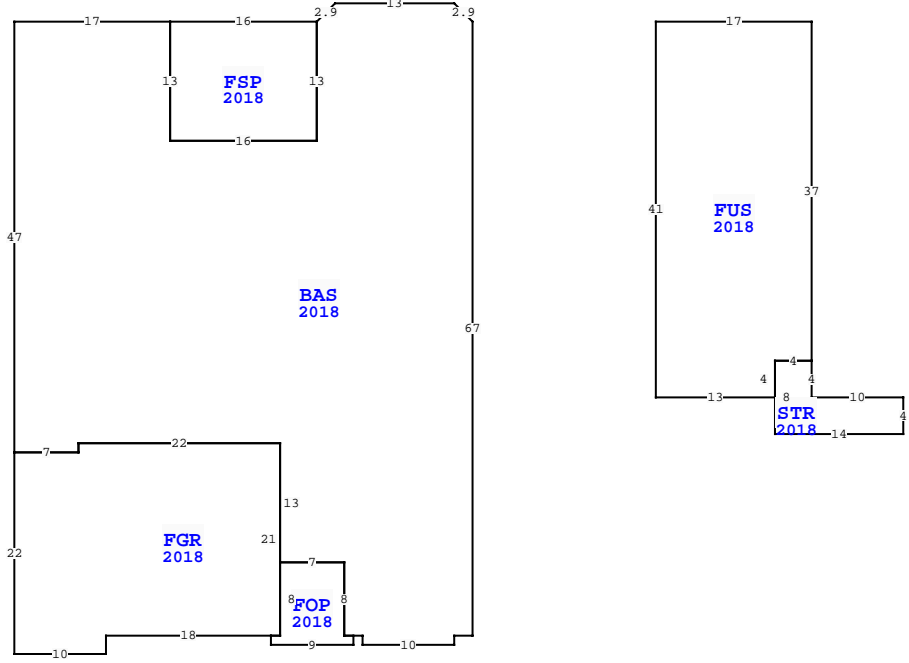


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units	0	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
BAS	2,524	100	2,524
FGR	622	55	342
FOP	65	30	20
FSP	208	40	83
FUS	681	100	681
STR	72	10	7
TOTALS	4,172		3,657

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0100	01	3,657	113.4945	102.43	374,587	2018	2018	0	0	10	2.00	88.00
1 SINGLE FAM - 100% - 2019 Heated Area: 3205 HX Base Yr 2019												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			329,637
TOTAL MARKET OB/XF VALUE			5,341
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			389,978
SOH/AGL Deduction			70,450
ASSESSED VALUE			319,528
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			264,528
TOTAL JUST VALUE			389,978
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			328,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004756	CO ISSUED	0	03/19/2018
17004756	NEW CONSTR	399,370	08/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2186/0778	3/27/2018	WD Q	Q	I	02	311,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BURDEN CRAIG A						
2134/1867	7/20/2017	WD Q	Q	V	05	292,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

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

TOTAL OB/XF												
85707 BLACK TERN DR, YULEE												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2018	2018

BUILDING NOTES												
BAS=[YR=2018] U2 L2 W13 D2 L2 FSP=[YR=2018] W16 S13 E16 N13\$ S13 W16 N13 W17 S47 FGR=[YR=2018] S22 E10 N2 E18 FOP=[YR=2018] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N21 W22 S1 W7\$ E7 N1 E22 S13 E7 S8 E2 S1 E10 N1 E2 N67\$ PTR=E20 FUS=[YR=2018] E17 S37 STR=[YR=2018] S4 E10 S4 W14 N8 E4\$ W4 S4 W13 N41\$ W20\$.												

BUILDING DIMENSIONS												
BAS=[YR=2018] U2 L2 W13 D2 L2 FSP=[YR=2018] W16 S13 E16 N13\$ S13 W16 N13 W17 S47 FGR=[YR=2018] S22 E10 N2 E18 FOP=[YR=2018] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N21 W22 S1 W7\$ E7 N1 E22 S13 E7 S8 E2 S1 E10 N1 E2 N67\$ PTR=E20 FUS=[YR=2018] E17 S37 STR=[YR=2018] S4 E10 S4 W14 N8 E4\$ W4 S4 W13 N41\$ W20\$.												

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