LOT 18
PLUMMER CREEK PHASE TWO B
PBK 8/170

GEDICKS SCOTT D & WENDY S
85699 BLACK TERN DR
YULEE, FL 32097

2023

12-2N-26-1603-0018-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

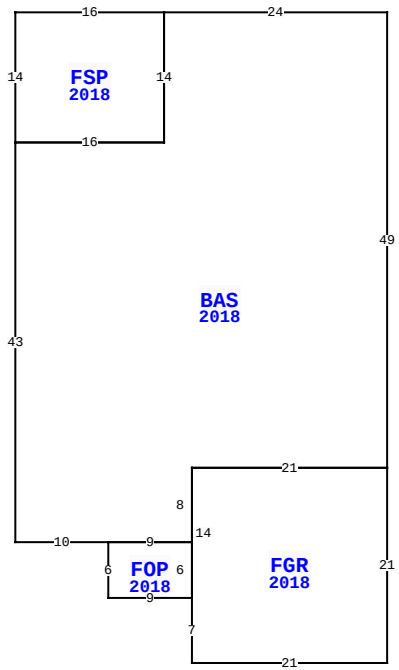
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	1,888	202,416
FGR	441	55	243	26,052
FOP	54	30	16	1,715
FSP	224	40	90	9,649
TOTALS	2,607		2,237	239,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,237	121.2162	109.40	244,728	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1888 HX Base Yr 2022



85699 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		239,833
TOTAL MARKET OB/XF VALUE		4,516
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		299,349
SOH/AGL Deduction		39,531
ASSESSED VALUE		259,818
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		204,818
TOTAL JUST VALUE		299,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004642	CO ISSUED	0	02/23/2018
17004642	NEW CONSTR	242,859	08/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2493/1353	8/27/2021	WD	Q	I	01	365,000
GRANTOR: POMEROY LOGAN A & KAI						
GRANTEE: GEDICKS SCOTT D & W						
2181/1479	2/27/2018	WD	Q	I	01	258,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: POMEROY LOGAN ARTHU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 FSP=[YR=2018] W16 S14 E16 N14$ S14 W16 S43 E10 FOP=[YR=2018] S6 E9 FGR=[YR=2018] S7 E21 N21 W21 S14$ N6 W9$ E9 N8 E21 N49$.

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	709.00	SF	6.50	6.50	100	2018	2018	3	98	4,516	

LAND DESCRIPTION

TOTAL OB/XF 4,516

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 02/06/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS