LOT 21
IN OR 2146/1923
PLUMMER CREEK PHASE TWO B

HARWOOD ANDREW TYLER & FANGYUAN
85702 BLACK TERN DRIVE
YULEE, FL 32097

2023

12-2N-26-1603-0021-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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

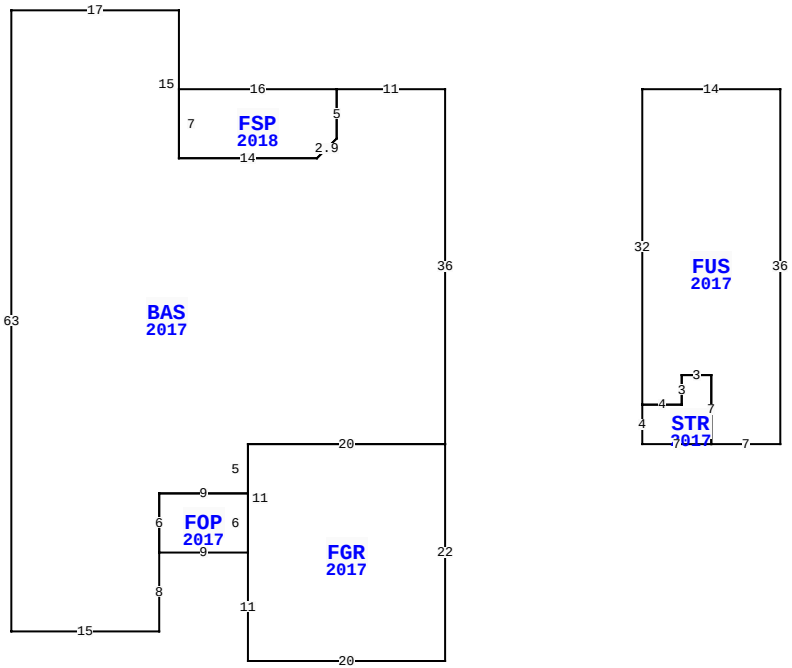
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100	1,940	195,272
FGR	440	55	242	24,359
FOP	54	30	16	1,610
FSP	110	40	44	4,429
FUS	467	100	467	47,007
STR	37	10	4	403
TOTALS	3,048		2,713	273,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,713	113.8032	102.71	278,652	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2407 HX Base Yr 2018



85702 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		273,079
TOTAL MARKET OB/XF VALUE		4,256
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		332,335
SOH/AGL Deduction		89,056
ASSESSED VALUE		243,279
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		193,279
TOTAL JUST VALUE		332,335
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001900	CO ISSUED	0	09/15/2017
17001900	NEW CONSTR	0	04/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2146/1923	9/15/2017	WD	Q	I	01	257,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HARWOOD ANDREW TYLE						
2115/0680	4/21/2017	WD	Q	V	05	247,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W11 FSP=[YR=2018] W16 S7 E14 U2 R2 N5$ S5 D2 L2 W14 N15 W17 S63 E15 N8 FOP=[YR=2017] E9 FGR=[YR=2017] S11 E20 N22 W20 S11$ N6 W9 S6$ N6 E9 N5 E20 N36$ PTR=E20 FUS=[YR=2017] E14 S36 W7 STR=[YR=2017] W7 N4 E4 N3 E3 S7$ N7 W3 S3 W4 N32$ 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	675.00	SF	6.50	6.50	100	2017	2017	3	97	4,256	

LAND DESCRIPTION

TOTAL OB/XF 4,256

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