

LOT 23
IN OR 2147/1348
PLUMMER CREEK PHASE TWO B

WARE JOHN R IV & MELISSA
85718 BLACK TERN DRIVE
YULEE, FL 32097

2023

12-2N-26-1603-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 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		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
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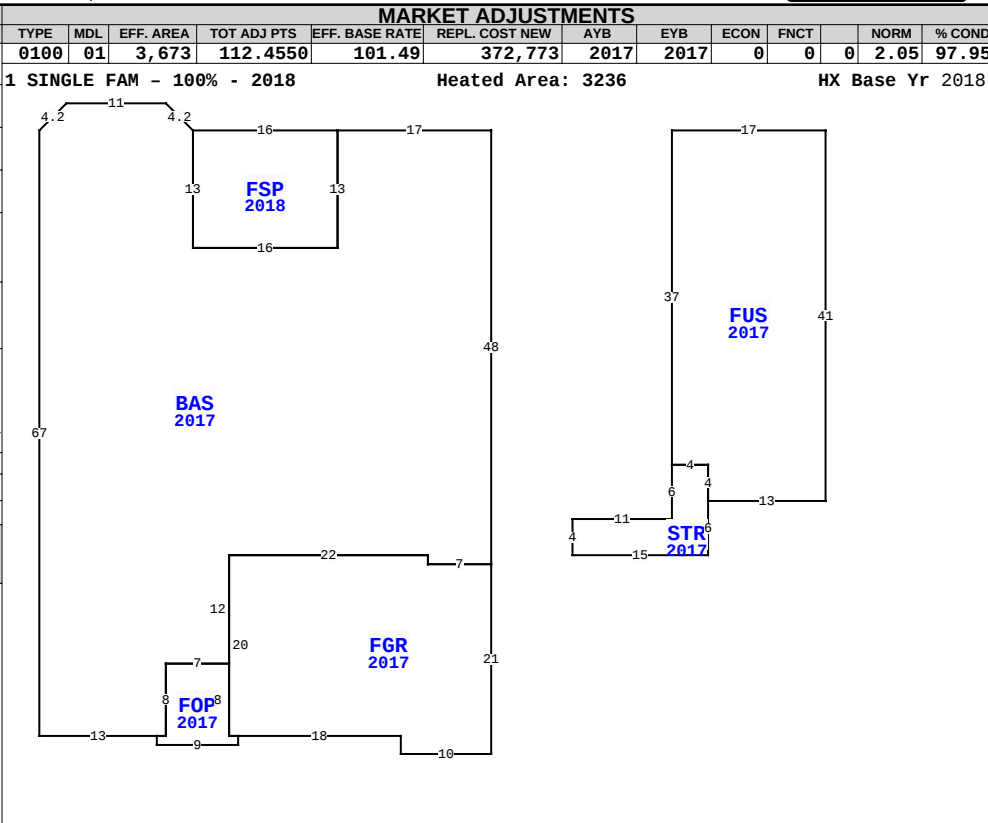
NEIGHBORHOOD/LOC	5014.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,555	100	2,555	253,991
FGR	593	55	326	32,408
FOP	65	30	20	1,988
FSP	208	40	83	8,251
FUS	681	100	681	67,698
STR	84	10	8	795

TOTALS	4,186		3,673	365,131
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,088.00	SF	5.20
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

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



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

85718 BLACK TERN DR, YULEE

TOTAL OB/XF									
7,448									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					365,131				
TOTAL MARKET OB/XF VALUE					7,448				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					427,579				
SOH/AGL Deduction					143,296				
ASSESSED VALUE					284,283				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					234,283				
TOTAL JUST VALUE					427,579				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					358,336				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007556	CO ISSUED	0	08/22/2017
17000645	NEW CONSTR	369,146	03/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2147/1348	9/19/2017	WD	Q	I	01	331,800	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: WARE JOHN R IV & ME							
2097/0670	1/25/2017	WD	Q	V	05	508,000	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W17 FSP=[YR=2018] W16 S13 E16 N13\$ S13 W16 N13 U3 L3 W11 D3 L3 S67E13 FOP=[YR=2017] S1 E9 N1 FGR=[YR=2017] E18 S2 E10 N21 W7 N1 W22 S20 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N12 E22 S1 E7 N48 \$ PTR=E20 FUS=[YR=2017] E17 S41 W13 STR=[YR=2017] S6 W15 N4 E11 N6 E4 S4 \$ N4 W4 N37\$ W20\$.									