

LOT 24
IN OR 2144/784
PLUMMER CREEK PHASE TWO B

QUEERN DANIELLE NICOLE & JAMES MATTHEW
85726 BLACK TERN DRIVE
YULEE, FL 32097

2023

12-2N-26-1603-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

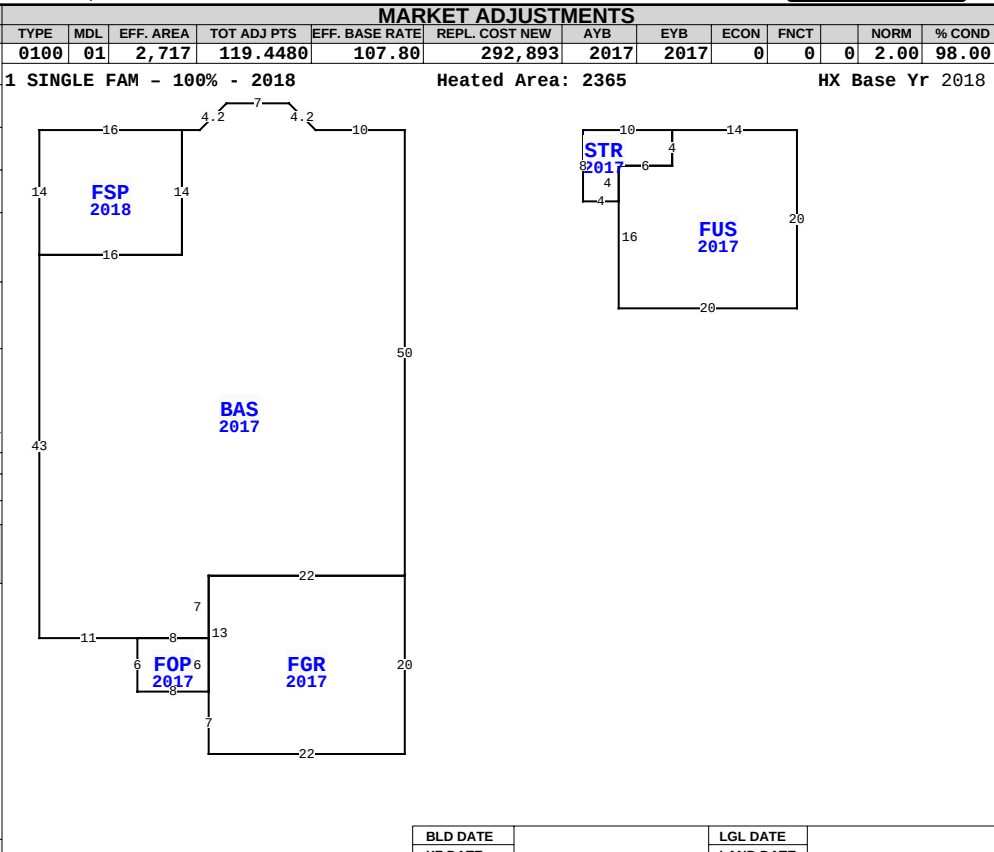
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,989	100	1,989	210,126
FGR	440	55	242	25,566
FOP	48	30	14	1,479
FSP	224	40	90	9,508
FUS	376	100	376	39,722
STR	56	10	6	634

TOTALS	3,133		2,717	287,035
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	753.00	SF	6.50
2	0462	ST/AL FNC	0	100	0	0	680.00	SF	10.00
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00

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



85726 BLACK TERN DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
									11,438

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					287,035				
TOTAL MARKET OB/XF VALUE					11,438				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					353,473				
SOH/AGL Deduction					95,698				
ASSESSED VALUE					257,775				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					207,775				
TOTAL JUST VALUE					353,473				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					294,821				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007540	CO ISSUED	0	08/21/2017
17001886	NEW CONSTR	289,879	04/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2144/0784	8/30/2017	WD	Q	I	01	285,600	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:QUEERN DANIELLE NIC							
2108/1361	3/23/2017	WD	Q	V	05	299,000	
GRANTOR:BWC LAND PLUMMER LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2017] W10 U3 L3 W7 D3 L3 W2 FSP=[YR=2018] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E22 N20 W22 S13\$ N6 W8 \$ E8 N7 E22 N50\$ PTR=E20 STR=[YR=2017] E10 FUS=[YR=2017] E14 S20 W20 N16 E6 N4\$ S4 W6 S4 W4 N8\$ W20\$.									