LOT 26
PLUMMER CREEK PHASE TWO B
PBK 8/170

SOUTHERN AMANDA J
85758 BLACK TERN DR
YULEE, FL 32097

2023

12-2N-26-1603-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

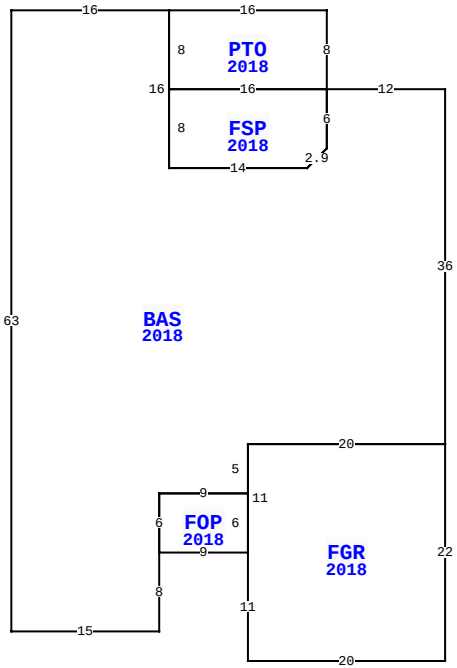
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,916	100	1,916	202,956
FGR	440	55	242	25,635
FOP	54	30	16	1,695
FSP	126	40	50	5,296
PTO	128	5	6	635
TOTALS	2,664		2,230	236,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,230	119.1582	107.54	239,814	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1916 HX Base Yr 2021



85758 BLACK TERN DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		236,217
TOTAL MARKET OB/XF VALUE		4,434
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		295,651
SOH/AGL Deduction		41,093
ASSESSED VALUE		254,558
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		204,558
TOTAL JUST VALUE		295,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005636	CO ISSUED	0	02/22/2018
17005636	NEW CONSTR	241,731	09/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2332/1748	1/16/2020	WD	Q	I	01	255,000
GRANTOR: MANN KORY D & COURTNE						
GRANTEE: SOUTHERN AMANDA J						
2180/1614	2/27/2018	WD	Q	I	01	243,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MANN KORY D & COURT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W12 S6 D2L2 W14 N16 W16 S63 E15 N8 N6 E9 N5 E20 N36 $
FGR=[YR=2018;ORIG=-20,47] S11 E20 N22 W20 S11 $
PTO=[YR=2018;ORIG=-12,0] N8 W16 S8 E16 $
FSP=[YR=2018;ORIG=-12,0] W16 S8 E14 U2R2 N6 $
FOP=[YR=2018;ORIG=-29,47] E9 N6 W9 S6 $
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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	696.00	SF	6.50	6.50	100	2018	2018	3	98	4,434	

LAND DESCRIPTION

TOTAL OB/XF 4,434

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 02/15/2018 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS