LOT 29
IN OR 2186/823
PLUMMER CREEK PHASE TWO B

GOMEZ SIXTO J & TINA M
85782 BLACK TERN DR
YULEE, FL 32097

2023

12-2N-26-1603-0029-0000

BUILDING CHARACTERISTICS

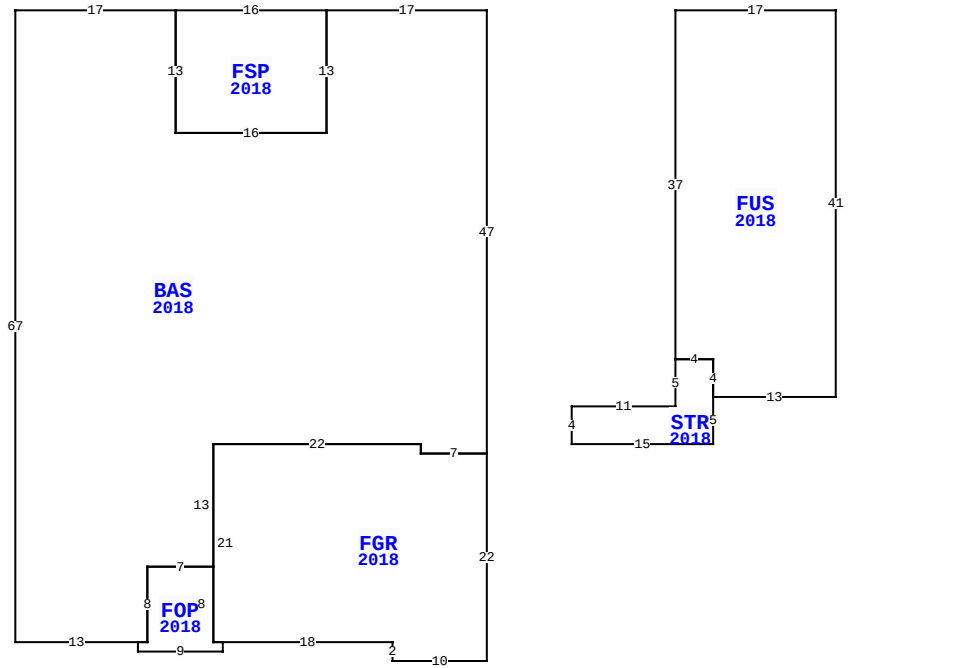
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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
NEIGHBORHOOD/LOC	5014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2,484	246,310
FGR	622	55	342	33,912
FOP	65	30	20	1,983
FSP	208	40	83	8,230
FUS	681	100	681	67,527
STR	80	10	8	794
TOTALS	4,140		3,618	358,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,618	111.6045	100.72	364,405	2018	2018	0	0	0	1.55	98.45

1 SINGLE FAM – 100% - 2019 Heated Area: 3165 HX Base Yr 2019



85782 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		358,757
TOTAL MARKET OB/XF VALUE		5,830
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		419,587
SOH/AGL Deduction		229,360
ASSESSED VALUE		190,227
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		135,227
TOTAL JUST VALUE		419,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005638	CO ISSUED	0	02/14/2018
1708505	NEW CONSTR	399,705	09/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2186/0823	3/27/2018	WD	Q	I	01	329,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GOMEZ SIXTO J & TIN						
2143/1043	8/25/2017	WD	Q	V	05	288,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 FSP=[YR=2018] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E13 FOP=[YR=2018] S1 E9 N1 FGR=[YR=2018] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$ PTR=[YR=2018] E20 FUS=[YR=2018] E17 S41 W13 STR=[YR=2018] S5 W15 N4 E11 N5 E4 S4$ N4 W4 N37 $ 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	0811	CONCRETE B	0	100	0	0	1,144.00	SF	5.20	5.20	100	2018	2018	3	98	5,830	

LAND DESCRIPTION

TOTAL OB/XF 5,830

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