

LOT 32
PLUMMER CREEK PHASE TWO B
PBK 8/170

WEBB ISABELLA LOUISE
85806 BLACK TERN DR
YULEE, FL 32097

2023

12-2N-26-1603-0032-0000



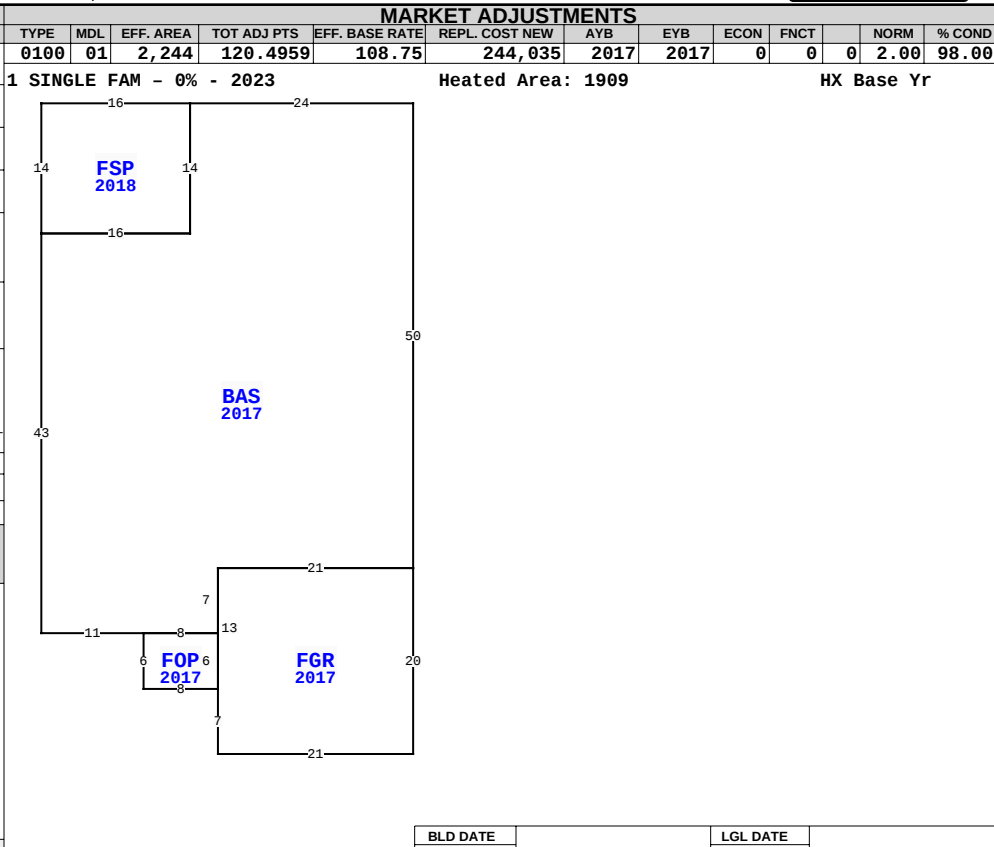
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,909	100	1,909	203,452
FGR	420	55	231	24,619
FOP	48	30	14	1,493
FSP	224	40	90	9,592
TOTALS	2,601		2,244	239,154

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	718.00	SF	6.50	6.50	
2	0462	ST/AL FNC	0	0	0	0	432.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			0.00	0.00	1.00	LT	



85806 BLACK TERN DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
8,567											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		239,154	
TOTAL MARKET OB/XF VALUE		8,567	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		302,721	
SOH/AGL Deduction		0	
ASSESSED VALUE		302,721	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		302,721	
TOTAL JUST VALUE		302,721	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		253,534	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001620	CO ISSUED	0	10/23/2017
17001620	NEW CONSTR	242,859	03/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2542/0957	2/24/2022	WD Q	Q	I	01
GRANTOR: MORGAN JEREMIAH J & E					
GRANTEE: WEBB ISABELLA LOUIS					
2156/1678	10/30/2017	WD Q	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: MORGAN JEREMIAH J &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W24 FSP=[YR=2018] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$.											