LOT 33
IN OR 2216/266
PLUMMER CREEK PHASE TWO B

NANCE TODD ALAN
85814 BLACK TERN DRIVE
YULEE, FL 32097

2023

12-2N-26-1603-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

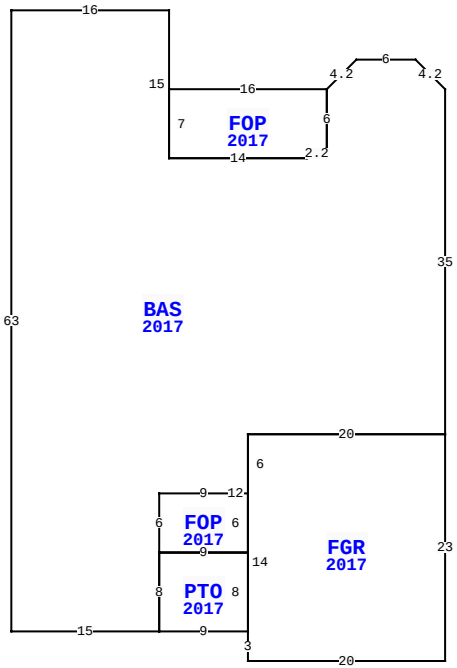
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,992	100	1,992	212,297
FGR	460	55	253	26,964
FOP	54	30	16	1,705
FOP	111	30	33	3,517
PTO	72	5	4	426
TOTALS	2,689		2,298	244,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,298	120.4959	108.75	249,908	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1992 HX Base Yr 2018



85814 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		244,910
TOTAL MARKET OB/XF VALUE		8,897
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		308,807
SOH/AGL Deduction		83,490
ASSESSED VALUE		225,317
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		175,317
TOTAL JUST VALUE		308,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001617	CO ISSUED	0	09/15/2017
17001617	NEW CONSTR	244,008	04/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2216/0266	7/17/2018	QC	U	I	11	100
GRANTOR: NANCE KIMBERLY G						
GRANTEE: NANCE TODD A						
2148/0274	9/25/2017	WD	Q	I	01	237,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: NANCE TODD ALAN & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W6 D3 L3 FOP=[YR=2017] W16 S7 E14 U1 R2 N6$ S6 D1 L2 W14 N15 W16 S63 E15 PTO=[YR=2017] E9 FGR=[YR=2017] S3 E20 N23 W20 S6 FOP=[YR=2017] W9 S6 E9 N6$ S14$ N8 W9 S8$ N8 E9 N12 E20 N35$.

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	708.00	SF	6.50	6.50	100	2017	2017	3	97	4,464	
2	0476	VF 6 SBPL	0	100	0	0	138.00	LF	32.00	32.00	100	2017	2017	3	94	4,151	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 8,897

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