

LOT 50
PLUMMER CREEK PHASE TWO A
PBK 8/142

WAY KYANNE & TROY
86026 BLACK TERN DRIVE
YULEE, FL 32097

2024

12-2N-26-1602-0050-0000

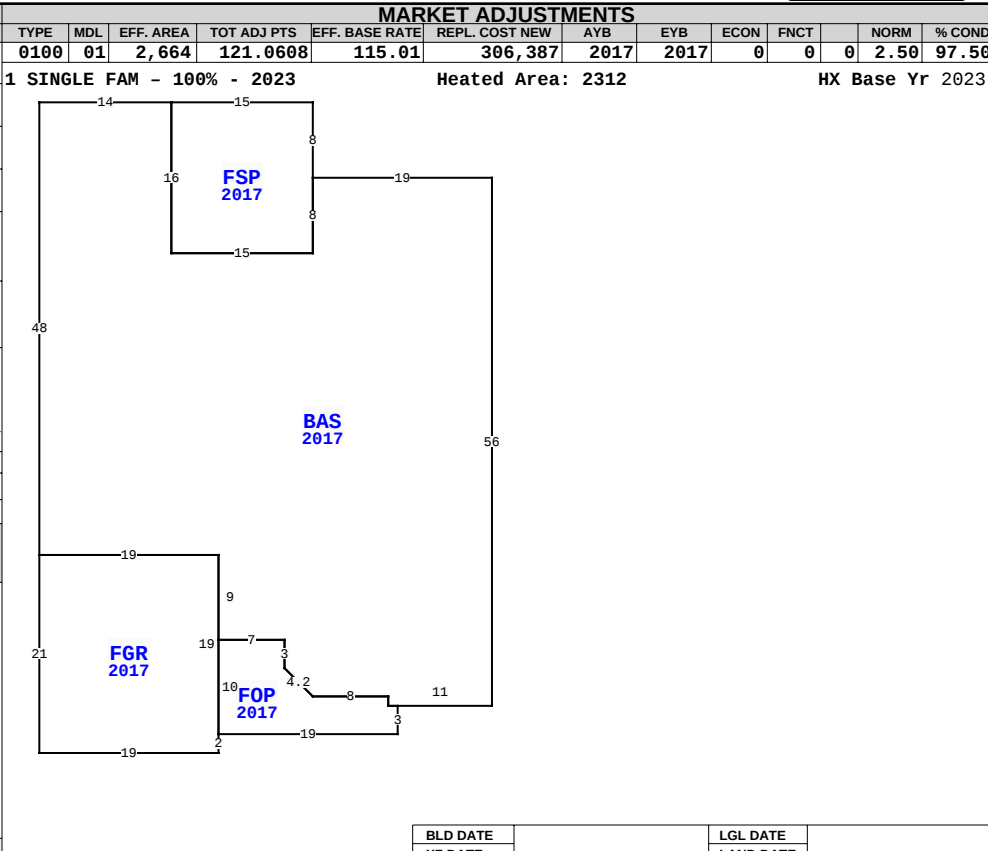


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,312	100	2,312	259,255
FGR	399	55	219	24,557
FOP	122	30	37	4,149
FSP	240	40	96	10,765
TOTALS	3,073		2,664	298,727

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	722.00	SF	6.50	



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	722.00	SF	6.50	

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		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,664	121.0608	115.01	306,387	2017	2017	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2312 HX Base Yr 2023											

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		298,727
TOTAL MARKET OB/XF VALUE		4,552
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		358,279
SOH/AGL Deduction		61,783
ASSESSED VALUE		296,496
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		246,496
TOTAL JUST VALUE		358,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003131	CO ISSUED	0	04/11/2017
B1632415	NEW CONSTR	270,450	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2596/0881	10/11/2022	WD	Q	I	01	430,000
GRANTOR: FINN SHERRIE MARIE						
GRANTEE: WAY KYANNE & TROY (						
2549/1095	2/23/2022	SW	U	I	12	338,000
GRANTOR: M&T BANK						
GRANTEE: FINN SHERRIE MARIE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2017] W19 FSP=[YR=2017] N8 W15 S16 E15 N8\$ S8 W15 N16 W14 S48 FGR=[YR=2017] S21 E19 N2 FOP=[YR=2017] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10\$ N19 W19\$ E19 S9 E7 S3 D3 R3 E8 S1 E11 N56\$.