

LOT 53
IN OR 2575/702
PLUMMER CREEK PHASE TWO A

SHV HOMES 1 LLC
3495 PIEDMONT RD, BUILDING 11 STE 300
ATLANTA, GA 30304

2024

12-2N-26-1602-0053-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 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	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

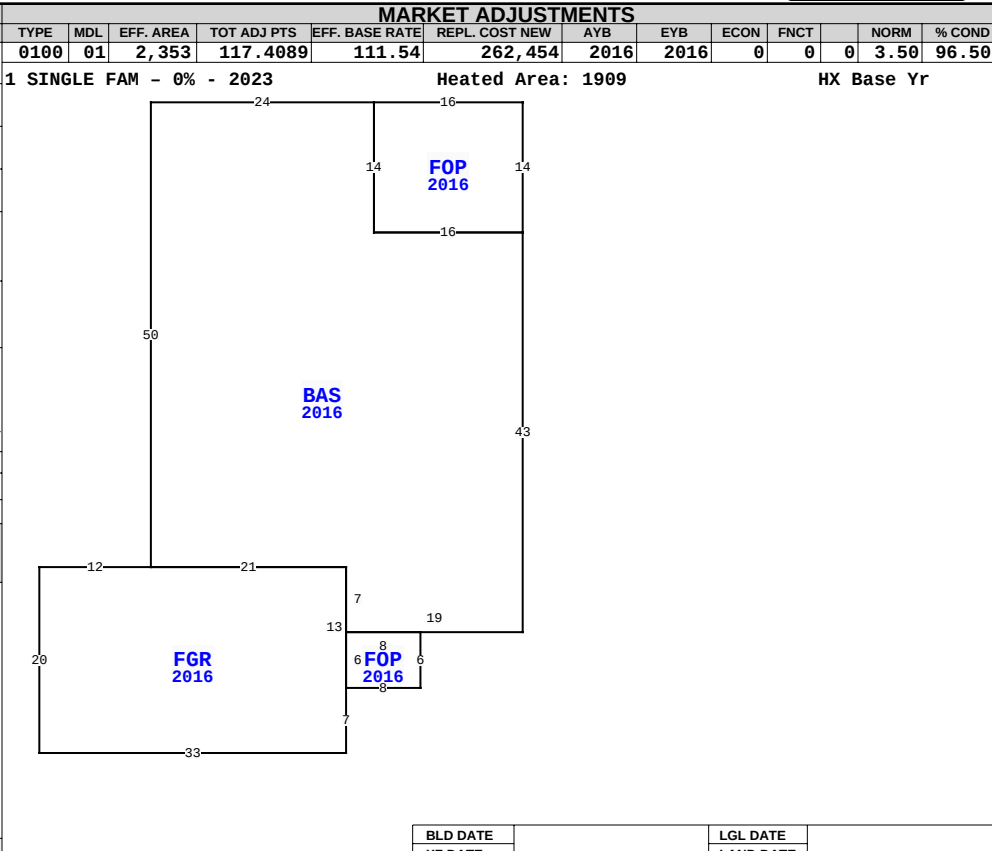
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	1,909	205,477
FGR	660	55	363	39,072
FOP	48	30	14	1,507
FOP	224	30	67	7,211
TOTALS	2,841		2,353	253,268

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	965.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	0	0	0	120.00	LF	32.00	32.00	
3	0855	CONC PAVER	0	0	0	0	226.00	SF	10.00	10.00	

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		PUD	0.00	0.00	1.00	LT	



86050 BLACK TERN DR, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

TOTAL OB/XF											
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1	0810	CONCRETE A	0	0	0	0	965.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	0	0	0	120.00	LF	32.00	32.00	
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3	0855	CONC PAVER	0	0	0	0	226.00	SF	10.00	10.00	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	253,268		
TOTAL MARKET OB/XF VALUE	11,715		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	319,983		
SOH/AGL Deduction	0		
ASSESSED VALUE	319,983		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	319,983		
TOTAL JUST VALUE	319,983		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	308,721		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632033	CO ISSUED	0	07/19/2016
B1632033	NEW CONSTR	251,556	04/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2575/0702	7/01/2022	WD	Q	I	01	402,000	
GRANTOR: JACKSON ROBERT & DEBO							
GRANTEE: SHV HOMES 1 LLC							
2061/0485	7/21/2016	WD	Q	I	01	230,200	
GRANTOR: *CONFIDENTIAL *							
GRANTEE: *CONFIDENTIAL *							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2016] W16 BAS=[YR=2016] W24 S50 FGR=[YR=2016] W12 S20 E33 N7 FOP=[YR=2016] E8 N6 W8 S6\$ N13 W21\$ E21 S7 E19 N43 W16 N14\$ S14 E16 N14\$.											