

REAVIS JOSHUA & SEANA
86058 BLACK TERN DR
YULEE, FL 32097

12-2N-26-1602-0054-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

RooF Structur08IRREGULAR 100

RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 60

Interior Floo11CLAY TILE 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

BedroomsBathroomsFrame

StoriesUnitsOccupancy

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5013.00

TOTALSBASFGRFOPFUSSTR

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

LAND DESCRIPTIONTOTAL OB/XF

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUSTIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YRCONSRV

REVIEW DATE06/24/2021BYKBA Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% CONDO100013,085112.2492106.64328,98420162016003.5096.50

1 SINGLE FAM - 100% - 2017 Heated Area: 2669 HX Base Yr 2017

FGRBASFOPFUSSTR

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

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VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE317,470

TOTAL MARKET OB/XF VALUE5,803

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE378,273

SOH/IAGL Deduction136,463

ASSESSED VALUE241,810

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE191,810

TOTAL JUST VALUE378,273

NCON VALUE0

INCOME VALUEPREVIOUS YEAR MKT VALUE363,999

SUBAREA MARKET VALUEREGISTRATION FEESANNUAL GENERAL AVAILABILITY INCREASESALES DATAOFF RECORD NumberDATETYPE INSTQUANTITYVALUERSNCDSALE PRICE2068/09708/25/2016WDQI02271,300GRANTOR:DREAM FINDERS HOMES LGRALEE:REAVIS JOSHUA & SEA2039/03774/08/2016WDQVI05992,600GRANTOR:BWC LAND PLUMMER LLCGRALEE:DREAM FINDERS HOMESBUILDING NOTESTOTAL BLDG SQ FT TOTAL LOT ACRES BUILDING DIMENSIONS BAS=[YR=2016] W19 FOP=[YR=2016] W16 S8 E16 N8\$ S8 W16 N8 W13 S37 FGR=[YR=2016] W12 S21 E12 S3 E19 N5 FOP=[YR=2016] E9 N1 W2 N6 W7 S7\$ N16 W19 N3\$ S3 E19 S9 E7 S6 E11 S1 E11 N56 \$ PTR=E20 FUS=[YR=2016] E19 S26 W12 STR=[YR=2016] S3 W10 N3 E7 N7 E3 S7\$ N7 W3 S7 W4 N26\$ W20\$.