LOT 55
PLUMMER CREEK PHASE TWO A
PBK 8/142

THE GRIFFIN LIVING TRUST/GRIFFIN TERRY P TRUSTEE
86053 BLACK TERN DR
YULEE, FL 32097

2024

12-2N-26-1602-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

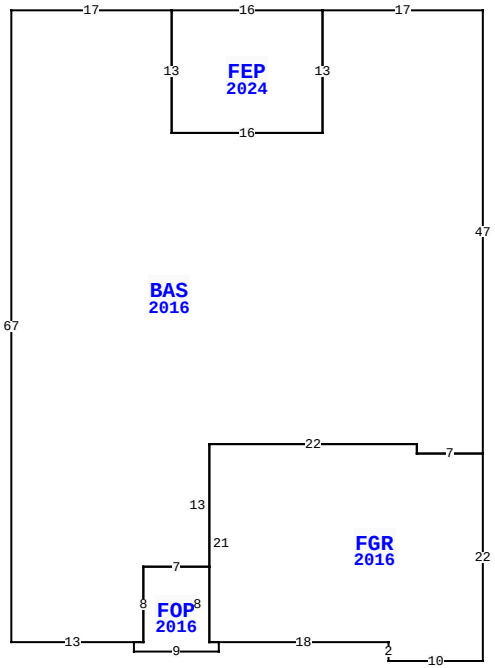
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,484	100	2,484	254,382
FEP	208	80	166	17,000
FGR	622	55	342	35,023
FOP	65	30	20	2,049
TOTALS	3,379		3,012	308,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,012	111.1866	105.63	318,158	2016	2016	0	0	0	3.05	96.95

1 SINGLE FAM – 100% - 2020 Heated Area: 2484 HX Base Yr 2020



86053 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		308,454
TOTAL MARKET OB/XF VALUE		55,393
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		418,847
SOH/AGL Deduction		144,239
ASSESSED VALUE		274,608
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		224,608
TOTAL JUST VALUE		418,847
NCON VALUE		8,533
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2306658	ENCLOSE PORCH	10,427	05/22/2023
17005965	SWIM POOL	25,000	10/01/2017
B1632087	CO ISSUED	0	08/12/2016
B1632087	NEW CONSTR	313,998	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2324/0631	11/22/2019	WD	Q	I	02	370,000
GRANTOR: COONER MARY K A/K/A M						
GRANTEE: THE GRIFFIN LIVING						
2066/0162	8/17/2016	WD	Q	I	01	280,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: COONER MARY KAYE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W17 S13 W16 N13 W17 S67 E13 E1 N8 E7 N13 E22 S1 E7 N47 $
FGR=[YR=2016;ORIG=-28,67] E18 S2 E10 N22 W7 N1 W22 S21 E1 $
FEP=[YR=2024;ORIG=-17,0] W16 S13 E16 N13 $
FOP=[YR=2016;ORIG=-37,67] S1 E9 N1 W1 N8 W7 S8 W1 $
.

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	945.00	SF	6.50	6.50	100	2016	2016	3	96	5,897	
2	0861	POOL GUNIT	0	100	0	0	330.00	SF	85.00	85.00	100	2018	2018	3	87	24,404	
3	0855	CONC PAVER	0	100	0	0	1,832.00	SF	10.00	10.00	100	2018	2018	3	97	17,770	
4	0476	VF 6 SBPL	0	100	0	0	80.00	LF	32.00	32.00	100	2018	2018	3	94	2,406	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	
6	0462	ST/AL FNC	1	100	126	0	504.00	SF	10.00	10.00	100	2024	2016		81	4,082	
7	0463	FENCE GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2024	2016		90	270	

LAND DESCRIPTION

TOTAL OB/XF 55,393

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/19/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS