

HEHN KENYON RYAN & JACLYN NICOLE
85827 BLACK TERN DRIVE
YULEE, FL 32097

12-2N-26-1603-0002-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 90
Exterior Wall21STONE 10
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo11CLAY TILE 60
Interior Floo14CARPET 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100

Frame Stories UnitsOccupancy00WOOD FRAME 100
1. 100
0 100
NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA05
NEIGHBORHOOD/LOC5014.00

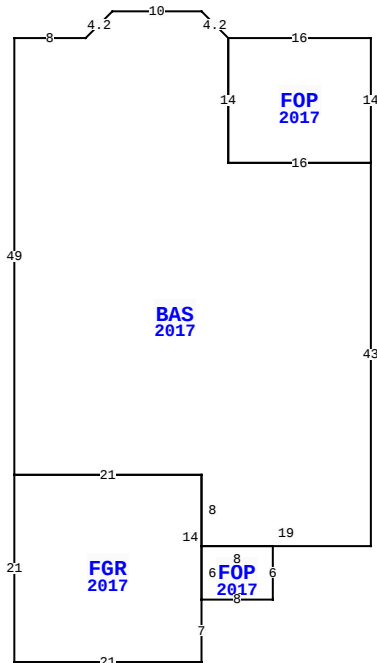
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,927	100	1,927	213,237
FGR	441	55	243	26,889
FOP	48	30	14	1,549
FOP	224	30	67	7,414

TOTALS	2,640		2,251	249,090
EXTRA FEATURES				

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0100012,251120.0843114.08256,79420172017003.0097.00

1 SINGLE FAM - 100% - 2019Heated Area: 1927HX Base Yr 2019

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARD

Valuation ByTax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUEASSESSSED VALUESOIH/AGL DeductionINCOME TAX VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENON CON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

249,0904,67855,000308,768228,76350,000178,763308,7680297,542

HX HB

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I RSN CD SALE PRICE

2697/18522/22/2024QC U I 11100

GRANTOR:PELFREY JACLYN NICOLEGRANTEE:HEHN KENYON RYAN &2187/04773/27/2018WD Q I 02265,000GRANTOR:DREAM FINDERS HOMES LGRANTEE:PELFREY JACLYN NICO

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W16 BAS=[YR=2017] U3 L3 W10 D3 L3 W8 S49
FGR=[YR=2017] S21 E21 N7 FOP=[YR=2017] E8 N6 W8 S6\$ N14 W21\$
E21 S8 E19 N43 W16 N14\$ S14 E16 N14\$.

LAND DESCRIPTION

LUSE CLSLAND USE CAPRLC ZONEFRONTDEPTHTOT LND UTUNITDTDPHTFACT% TOTADJT UNITPRICEDJT UNITPRICELAND OTHER ADJUSTMENTS AND NOTESTAX YEAR DENSITYDECLFRZYR CONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE01/31/2024BYKBA

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