

WALTON BONNIE
85787 BLACK TERN DR
YULEE, FL 32097

12-2N-26-1603-0007-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FGR

FOP

FOP

PTO

TOTALS

EXTRA FEATURES

L N

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

010001ABOVE AVG 100

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

11CLAY TILE 50

13CARPET 50

04CENTRAL 100

04AIR DUCTED 100

31002100WOOD FRAME 100

1.01.1000100NONE 100

04Quality Level 04

0100SINGLE FAMILY

MKT AREA05

5014.00

2,8452,349257,666

85787 BLACK TERN DR, YULEE

10811CONCRETE B0100001,277.00SF5.205.20100201820183976,441

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

EFF. BASE RATEREPL. COST NEWAYB

EYBECONFNCTNORM% COND

0100012,349117.8205

111.93262,92420182018002.0098.00

1 SINGLE FAM - 100% - 2022

Heated Area: 1923

HX Base Yr 2022

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

STANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE257,666

TOTAL MARKET OB/XF VALUE6,441

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE319,107

SOH/AGL Deduction44,606

ASSESSED VALUE274,501

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE224,501

TOTAL JUST VALUE319,107

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE307,530

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQU / V IRSN CD

SALE PRICE

2689/1661/13/2024QC U I 11100

GRANTOR: WALTON BONNIE & ROBER

GRANTEE: WALTON BONNIE

2522/022712/15/2021WD Q I 01381,000

GRANTOR: AGUILAR DAVID E & KEN

GRANTEE: WALTON BONNIE & ROB

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 S8 FOP=[YR=2018] W16 S6 D2 R2 E14 N8\$ S8
W14 U2 L2 N6 U3 L3 W6 L3 D3 S35 FGR=[YR=2018] W10 S21 E10
S2 E20 N3 PTO=[YR=2018] E9 N8 FOP=[YR=2018] N6 W9 S6 E9\$ W9
S8\$ N20 W20\$ E20 S6 E9 S14 E15 N63\$.

LAND DESCRIPTION

TOTAL OB/XF6,441

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT TYPEDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

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