

LOT 9  
PLUMMER CREEK PHASE TWO B  
PBK 8/170

SEBOK SHELLY  
85771 BLACK TERN DR  
YULEE, FL 32097

2024

12-2N-26-1603-0009-0000



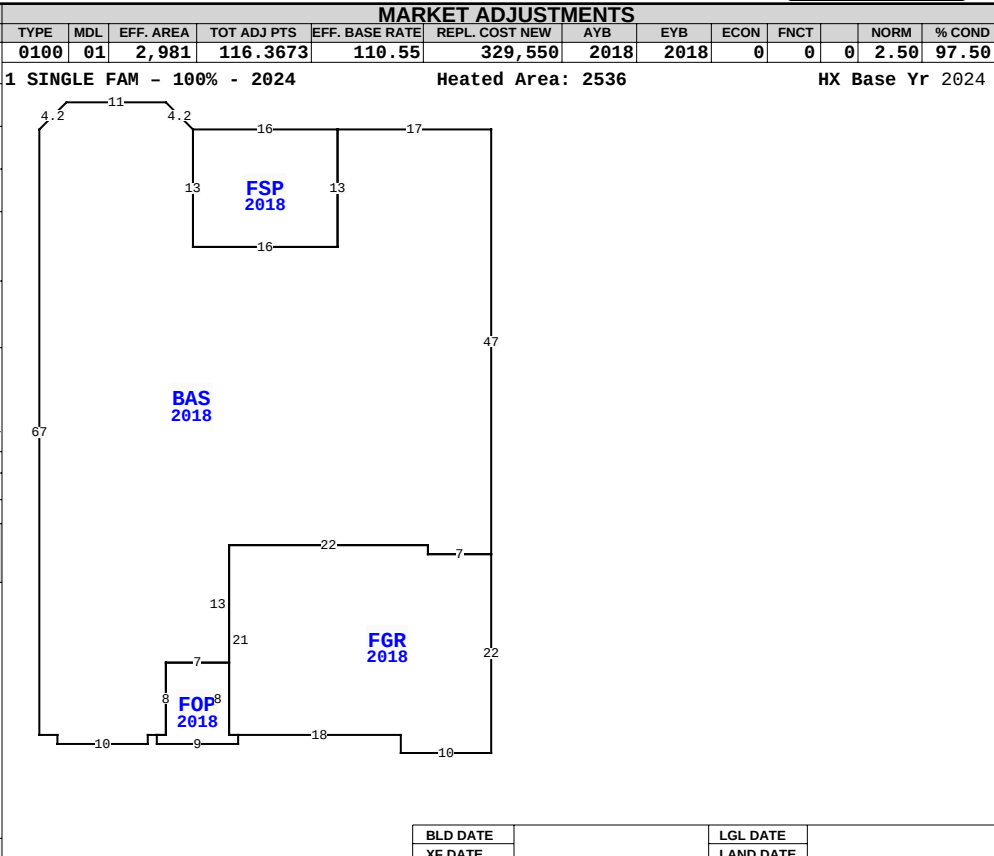
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 90     |
| Interior Wall            | 06 | CUST PANEL 10  |
| Interior Floo            | 11 | CLAY TILE 60   |
| Interior Floo            | 14 | CARPET 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 | 5014.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,536            | 100         | 2,536        | 273,346              |
| FGR       | 622              | 55          | 342          | 36,863               |
| FOP       | 65               | 30          | 20           | 2,156                |
| FSP       | 208              | 40          | 83           | 8,947                |
| TOTALS    | 3,431            |             | 2,981        | 321,311              |

| EXTRA FEATURES |            |             |     |     |   |   |  |
|----------------|------------|-------------|-----|-----|---|---|--|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W |  |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 |  |
| 2              | 0476       | VF 6 SBPL   | 0   | 100 | 0 | 0 |  |
| 3              | 0470       | VNYL GATE   | 0   | 100 | 0 | 0 |  |
|                |            |             |     |     |   |   |  |
|                |            |             |     |     |   |   |  |
|                |            |             |     |     |   |   |  |
|                |            |             |     |     |   |   |  |
|                |            |             |     |     |   |   |  |
|                |            |             |     |     |   |   |  |

| LAND DESCRIPTION |          |     |                      |     |     |
|------------------|----------|-----|----------------------|-----|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D |
| 1                | 000100   | C   | SFR                  | 100 |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |



|                            |          |  |           |  |
|----------------------------|----------|--|-----------|--|
| 85771 BLACK TERN DR, YULEE | BLD DATE |  | LGL DATE  |  |
|                            | XF DATE  |  | LAND DATE |  |
|                            | INC DATE |  | AG DATE   |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 11,425      |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY                |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY                     |  |  |  |  |  |  |  |  |  |  |  |  |
| PAGE 1 of 1 4                         |  |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY STANDARD                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 4 Tax Dist:                |  |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE 321,311         |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE 11,425       |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET 55,000      |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE 387,736            |  |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction 238,962             |  |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE 148,774                |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE HX HB WX 55,000 |  |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE 93,774             |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE 387,736              |  |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE 6,540                      |  |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE                          |  |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE 367,096       |  |  |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 17004394   | CO ISSUED   | 0       | 01/31/2018 |
| 17004394   | NEW CONSTR  | 322,660 | 07/01/2017 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2645/461                       | 5/22/2023  | WD           | Q      | I      | 01        | 479,000       |  |
| GRANTOR: LAVARNWAY SETH A & AN |            |              |        |        |           |               |  |
| GRANTEE: SEBOK SHELLY          |            |              |        |        |           |               |  |
| 2415/1938                      | 12/10/2020 | WD           | Q      | I      | 01        | 349,900       |  |
| GRANTOR: MONTGOMERY JAMES B &  |            |              |        |        |           |               |  |
| GRANTEE: LAVARNWAY SETH A &    |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2018] W17 FSP=[YR=2018] W16 S13 E16 N13\$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E2 S1 E10 N1 E1 FOP=[YR=2018] S1 E9 N1 FGR=[YR=2018] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$. |  |  |  |  |  |  |  |  |  |  |  |  |