LOT 10
PLUMMER CREEK PHASE TWO B
PBK 8/170

BENTON RITCHIE C & JANICE M
85763 BLACK TERN DRIVE
YULEE, FL 32097

2024

12-2N-26-1603-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

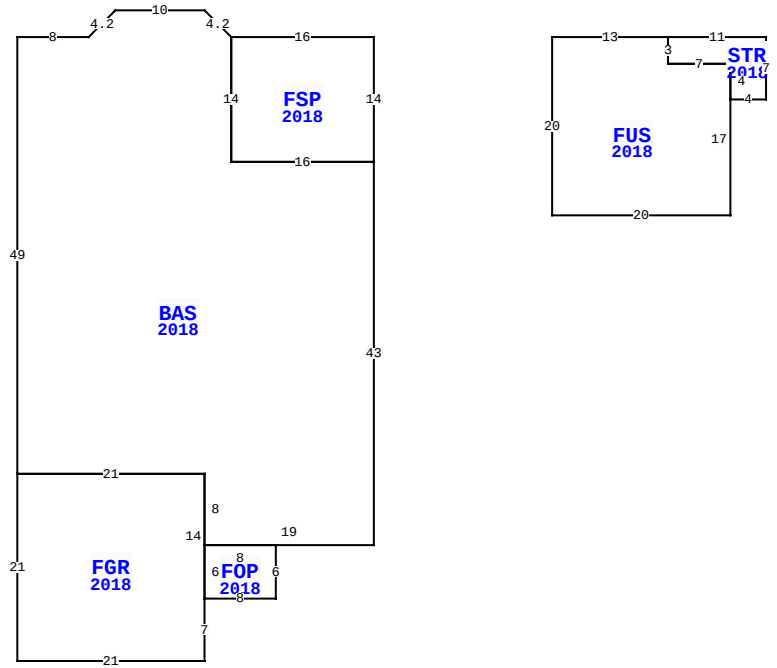
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,927	100	1,927	214,302
FGR	441	55	243	27,024
FOP	48	30	14	1,557
FSP	224	40	90	10,009
FUS	379	100	379	42,149
STR	49	10	5	556
TOTALS	3,068		2,658	295,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,658	119.4480	113.48	301,630	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2306 HX Base Yr 2023



85763 BLACK TERN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,597
TOTAL MARKET OB/XF VALUE		9,473
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		360,070
SOH/AGL Deduction		59,970
ASSESSED VALUE		300,100
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		250,100
TOTAL JUST VALUE		360,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002365	CO ISSUED	0	03/07/2018
17004117	NEW CONSTR	290,676	07/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2598/1119	10/26/2022	WD	Q	I	01	430,000
GRANTOR: HART CHRISTOPHER JOSE						
GRANTEE: BENTON RITCHIE C &						
2185/0372	3/16/2018	WD	Q	V	01	298,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HART CHRISTOPHER JO						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W16 BAS=[YR=2018] U3 L3 W10 D3 L3 W8 S49 FGR=[YR=2018] S21 E21 N7 FOP=[YR=2018] E8 N6 W8 S6$ N14 W21$ E21 S8 E19 N43 W16 N14$ S14 E16 N14$ PTR=E20 FUS=[YR=2018] E13 STR=[YR=2018] E11 S7 W4 N4 W7 N3 $ S3 E7 S17 W20 N20$ W20$.

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	707.00	SF	6.50	6.50	100	2018	2018	3	97	4,458	
2	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	
3	0462	ST/AL FNC	0	100	0	0	544.00	SF	10.00	10.00	100	2018	2018	3	87	4,733	

LAND DESCRIPTION

TOTAL OB/XF 9,473

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 02/06/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS