LOT 19
IN OR 2199/379
PLUMMER CREEK PHASE TWO B

BOYD PAUL E & KATHRYN V
85691 BLACK TERN DRIVE
YULEE, FL 32097

2024

12-2N-26-1603-0019-0000

BUILDING CHARACTERISTICS

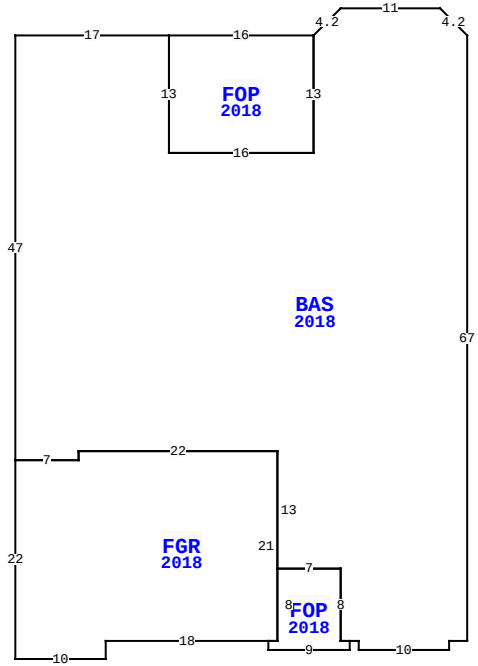
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	278,252
FGR	622	55	342	37,524
FOP	65	30	20	2,194
FOP	208	30	62	6,803
TOTALS	3,431		2,960	324,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,960	117.8478	111.96	331,402	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2536 HX Base Yr 2019



85691 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		324,774
TOTAL MARKET OB/XF VALUE		6,198
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		385,972
SOH/AGL Deduction		101,099
ASSESSED VALUE		284,873
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		234,873
TOTAL JUST VALUE		385,972
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007776	CO ISSUED	0	05/09/2018
17007776	NEW CONSTR	330,325	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2199/0379	5/22/2018	WD	Q	I	01	299,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BOYD PAUL E & KATHR						
2127/1796	6/20/2017	WD	Q	V	05	316,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W11 D3 L3 FOP=[YR=2018] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2018] S22 E10 N2 E18 FOP=[YR=2018] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E2 S1 E10 N1 E2 N67$.

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	983.00	SF	6.50	6.50	100	2018	2018	3	97	6,198	

LAND DESCRIPTION

TOTAL OB/XF 6,198

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 01/11/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS