

LOT 24
IN OR 2144/784
PLUMMER CREEK PHASE TWO B

QUEERN DANIELLE NICOLE & JAMES MATTHEW
85726 BLACK TERN DRIVE
YULEE, FL 32097

2024

12-2N-26-1603-0024-0000



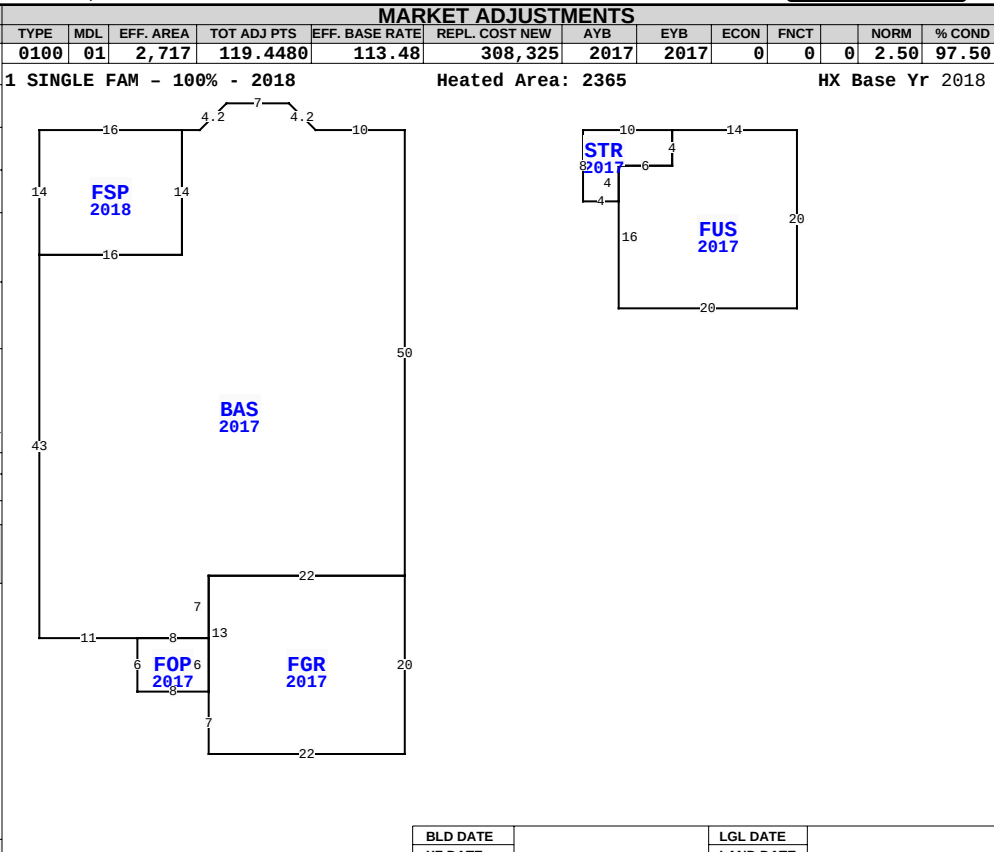
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,989	100	1,989	220,069
FGR	440	55	242	26,775
FOP	48	30	14	1,549
FSP	224	40	90	9,958
FUS	376	100	376	41,601
STR	56	10	6	664
TOTALS	3,133		2,717	300,617

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	753.00	SF	6.50	6.50	
2	0462	ST/AL FNC	0	100	0	0	680.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



85726 BLACK TERN DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
11,228											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										300,617	
TOTAL MARKET OB/XF VALUE										11,228	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										366,845	
SOH/AGL Deduction										101,337	
ASSESSED VALUE										265,508	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										215,508	
TOTAL JUST VALUE										366,845	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										353,473	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007540	CO ISSUED	0	08/21/2017
17001886	NEW CONSTR	289,879	04/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2144/0784	8/30/2017	WD	Q	I	01	285,600	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: QUEERN DANIELLE NIC							
2108/1361	3/23/2017	WD	Q	V	05	299,000	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W10 U3 L3 W7 D3 L3 W2 FSP=[YR=2018] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E22 N20 W22 S13\$ N6 W8 \$ E8 N7 E22 N50\$ PTR=E20 STR=[YR=2017] E10 FUS=[YR=2017] E14 S20 W20 N16 E6 N4\$ S4 W6 S4 W4 N8\$ W20\$.											