LOT 26
PLUMMER CREEK PHASE TWO B
PBK 8/170

SOUTHERN AMANDA J
85758 BLACK TERN DR
YULEE, FL 32097

2024

12-2N-26-1603-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

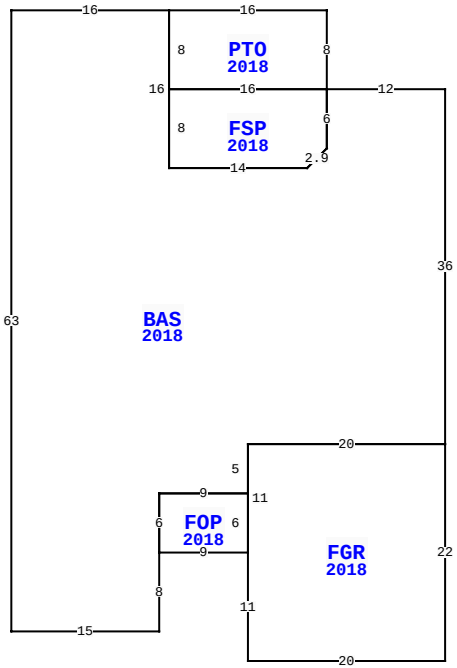
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,916	100	1,916	212,553
FGR	440	55	242	26,846
FOP	54	30	16	1,775
FSP	126	40	50	5,547
PTO	128	5	6	665
TOTALS	2,664		2,230	247,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,230	119.1582	113.20	252,436	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1916 HX Base Yr 2021



85758 BLACK TERN DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		247,387
TOTAL MARKET OB/XF VALUE		4,388
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		306,775
SOH/AGL Deduction		44,580
ASSESSED VALUE		262,195
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		212,195
TOTAL JUST VALUE		306,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006816	0911=779SF	14,890	06/07/2024
B23-12293	POOL	77,658	09/25/2023
17005636	CO ISSUED	0	02/22/2018
17005636	NEW CONSTR	241,731	09/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2332/1748	1/16/2020	WD	Q	I	01	255,000
GRANTOR: MANN KORY D & COURTNE						
GRANTEE: SOUTHERN AMANDA J						
2180/1614	2/27/2018	WD	Q	I	01	243,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MANN KORY D & COURT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W12 S6 D2L2 W14 N16 W16 S63 E15 N8 N6 E9 N5 E20 N36 $
FGR=[YR=2018;ORIG=-20,47] S11 E20 N22 W20 S11 $
PTO=[YR=2018;ORIG=-12,0] N8 W16 S8 E16 $
FSP=[YR=2018;ORIG=-12,0] W16 S8 E14 U2R2 N6 $
FOP=[YR=2018;ORIG=-29,47] E9 N6 W9 S6 $
.

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
1	0810	CONCRETE A	0	100	0	0	696.00	SF	6.50	6.50	100	2018	2018	3	97	4,388	

LAND DESCRIPTION

TOTAL OB/XF 4,388

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/22/2024 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS