LOT 31
PLUMMER CREEK PHASE TWO B
PBK 8/170

LEWIS VALARY WRIGHT/WRIGHT MARGIE PENDARVIS
85798 BLACK TERN DRIVE
YULEE, FL 32097

2024

12-2N-26-1603-0031-0000

BUILDING CHARACTERISTICS

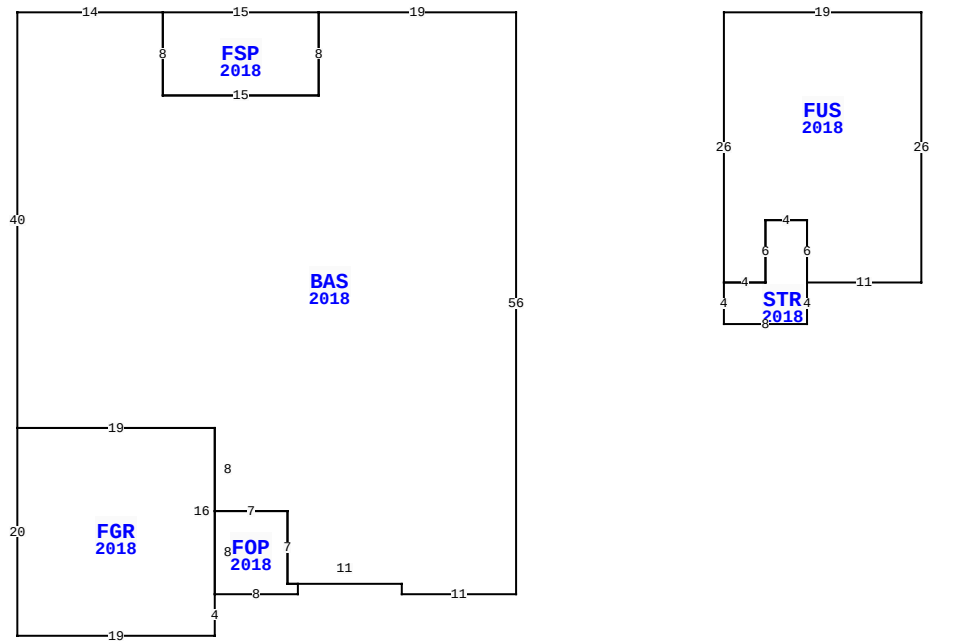
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,197	100	2,197	238,911
FGR	380	55	209	22,727
FOP	57	30	17	1,848
FSP	120	40	48	5,220
FUS	470	100	470	51,109
STR	56	10	6	652
TOTALS	3,280		2,947	320,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,947	116.8608	111.02	327,176	2018	2018	0	0	0	2.05	97.95

1 SINGLE FAM – 100% - 2022 Heated Area: 2667 HX Base Yr 2022



85798 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		320,469
TOTAL MARKET OB/XF VALUE		4,325
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		379,794
SOH/AGL Deduction		53,623
ASSESSED VALUE		326,171
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		276,171
TOTAL JUST VALUE		379,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000434	CO ISSUED	0	06/18/2018
18000434	NEW CONSTR	334,046	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/0433	12/02/2020	WD	Q	I	01	345,000
GRANTOR: BOOTH ZACHARY M & BET						
GRANTEE: LEWIS VALARY WRIGHT						
2209/1424	6/29/2018	WD	Q	I	02	297,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BOOTH ZACHARY M & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W19 FSP=[YR=2018] W15 S8 E15 N8$ S8 W15 N8 W14 S40 FGR=[YR=2018] S20 E19 N4 FOP=[YR=2018] E8 N1 W1 N7 W7 S8$ N16 W19$ E19 S8 E7 S7 E11 S1 E11 N56$ PTR=E20 FUS=[YR=2018] E19 S26 W11 STR=[YR=2018] S4 W8 N4 E4 N6 E4 S6$ N6 W4 S6 W4 N26$ 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	686.00	SF	6.50	6.50	100	2018	2018	3	97	4,325	

LAND DESCRIPTION

TOTAL OB/XF 4,325

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