

LOT 32
PLUMMER CREEK PHASE TWO B
PBK 8/170

WEBB ISABELLA LOUISE
85806 BLACK TERN DR
YULEE, FL 32097

2024

12-2N-26-1603-0032-0000



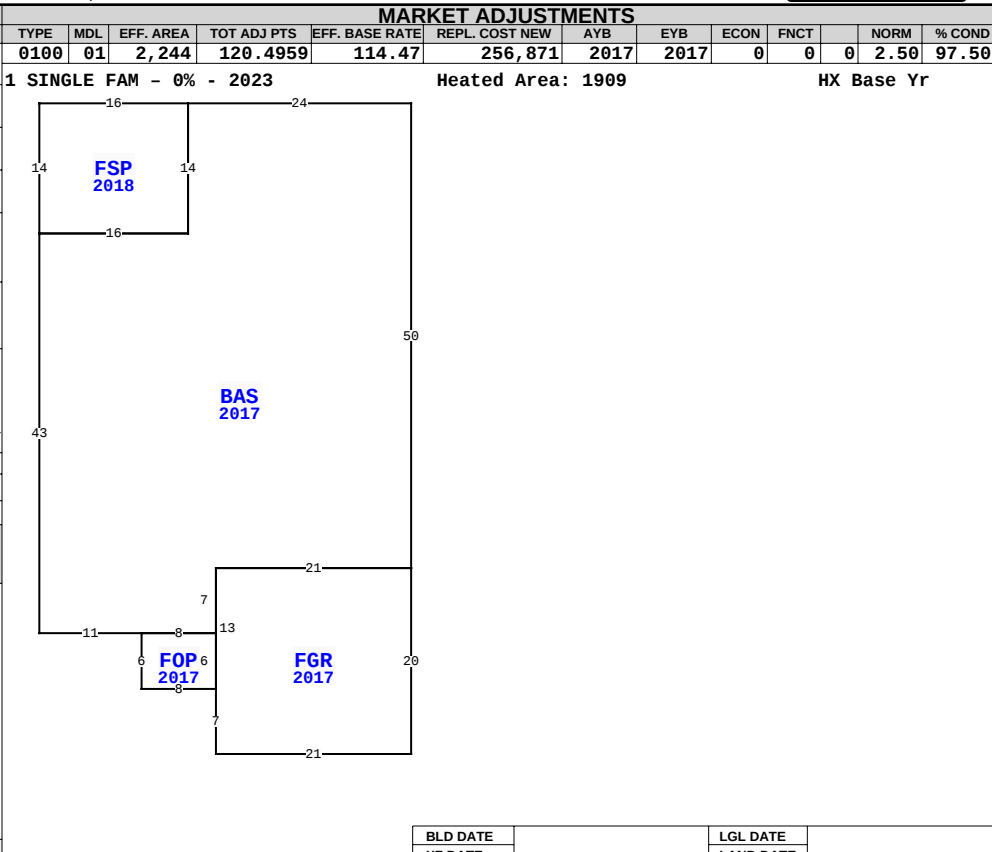
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,909	100	1,909	213,060
FGR	420	55	231	25,782
FOP	48	30	14	1,563
FSP	224	40	90	10,044
TOTALS	2,601		2,244	250,449

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	0	0	0	718.00	SF	6.50	6.50	
2	0462	ST/AL FNC	0	0	0	0	432.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	0	0	0	1.00	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	0		PUD	0.00	0.00	1.00	LT	



85806 BLACK TERN DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
8,432											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										250,449	
TOTAL MARKET OB/XF VALUE										8,432	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										313,881	
SOH/AGL Deduction										0	
ASSESSED VALUE										313,881	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										313,881	
TOTAL JUST VALUE										313,881	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										302,721	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001620	CO ISSUED	0	10/23/2017
17001620	NEW CONSTR	242,859	03/01/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2542/0957	2/24/2022	WD	Q	I	01	385,000			
GRANTOR:MORGAN JEREMIAH J & E									
GRANTEE:WEBB ISABELLA LOUIS									
2156/1678	10/30/2017	WD	Q	I	01	244,300			
GRANTOR:DREAM FINDERS HOMES L									
GRANTEE:MORGAN JEREMIAH J &									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W24 FSP=[YR=2018] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$.											