LOT 50
PLUMMER CREEK PHASE TWO A
PBK 8/142

WAY KYANNE & TROY
86026 BLACK TERN DRIVE
YULEE, FL 32097

2025

12-2N-26-1602-0050-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

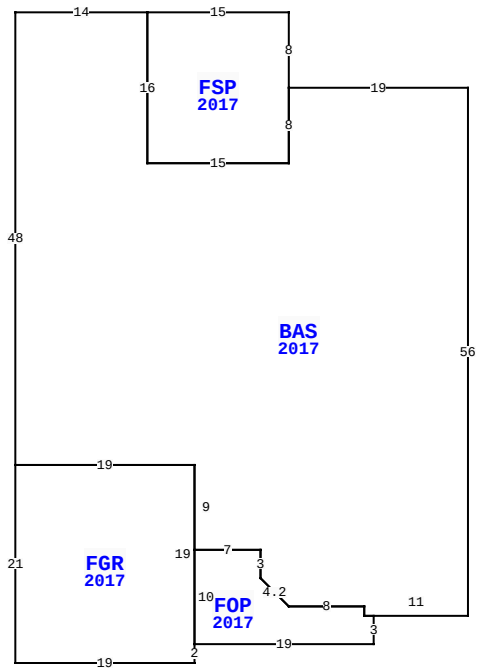
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,312	100	2017	2,312	271,494
FGR	399	55	2017	219	25,717
FOP	122	30	2017	37	4,345
FSP	240	40	2017	96	11,273
TOTALS	3,073			2,664	312,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,664	121.0608	121.06	322,504	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2312 HX Base Yr 2023



86026 BLACK TERN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		312,829
TOTAL MARKET OB/XF VALUE		4,505
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		377,334
SOH/AGL Deduction		72,240
ASSESSED VALUE		305,094
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		254,372
TOTAL JUST VALUE		377,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003131	CO ISSUED	0	04/11/2017
B1632415	NEW CONSTR	270,450	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2596/0881	10/11/2022	WD	Q	I	01	430,000
GRANTOR: FINN SHERRIE MARIE						
GRANTEE: WAY KYANNE & TROY (						
2549/1095	2/23/2022	SW	U	I	12	338,000
GRANTOR: M&T BANK						
GRANTEE: FINN SHERRIE MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W19 FSP=[YR=2017] N8 W15 S16 E15 N8$ S8 W15 N16 W14 S48 FGR=[YR=2017] S21 E19 N2 FOP=[YR=2017] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10$ N19 W19$ E19 S9 E7 S3 D3 R3 E8 S1 E11 N56$.

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	722.00	SF	6.50	6.50	100	2017	2017	3	96	4,505	

LAND DESCRIPTION

TOTAL OB/XF 4,505

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 06/24/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS