LOT 51
IN OR 2076/1079
PLUMMER CREEK PHASE TWO A

BIRD SCOTT & NICOLE M
86034 BLACK TERN DR
YULEE, FL 32097

2025

12-2N-26-1602-0051-0000

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 70
Interior Floo	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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

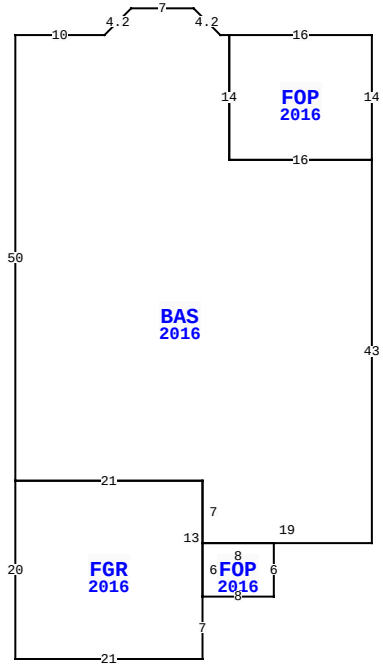
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100	2016	1,939	229,307
FGR	420	55	2016	231	27,318
FOP	48	30	2016	14	1,656
FOP	224	30	2016	67	7,924
TOTALS	2,631			2,251	266,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,251	122.5539	122.55	275,860	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2025 Heated Area: 1939 HX Base Yr



86034 BLACK TERN DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		266,205
TOTAL MARKET OB/XF VALUE		4,387
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		330,592
SOH/AGL Deduction		0
ASSESSED VALUE		330,592
TOTAL EXEMPTION VALUE	13	330,592
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		330,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632378	CO ISSUED	0	09/29/2016
B1632378	NEW CONSTR	243,915	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2076/1079	9/30/2016	WD	Q	I	01	264,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BIRD SCOTT & NICOLE						
2048/0257	5/19/2016	WD	Q	V	05	490,400
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W16 BAS=[YR=2016] W1 U3 L3 W7 D3 L3 W10 S50 FGR=[YR=2016] S20 E21 N7 FOP=[YR=2016] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$.

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	0811	CONCRETE B	0	100	0	0	888.00	SF	5.20	5.20	100	2016	2016	3	95	4,387	

LAND DESCRIPTION

TOTAL OB/XF 4,387

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 05/10/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS