LOT 52
IN OR 2079/386
PLUMMER CREEK PHASE TWO A

CASTOR LANCE & CHRISTEN
86042 BLACK TERN DR
YULEE, FL 32097

2025

12-2N-26-1602-0052-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

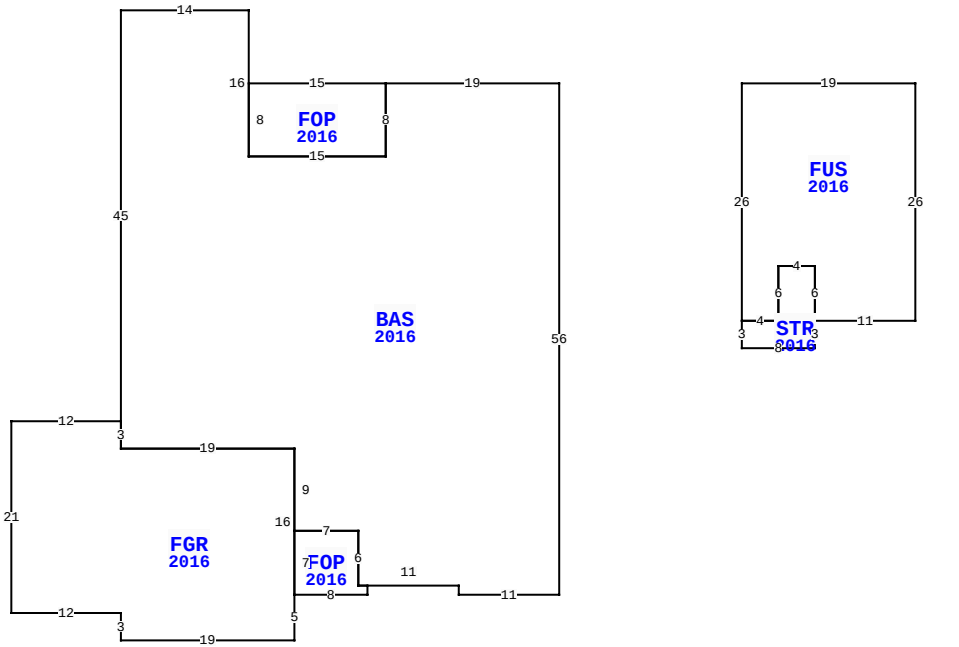
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,316	100	2016	2,316	258,001
FGR	651	55	2016	358	39,882
FOP	50	30	2016	15	1,671
FOP	120	30	2016	36	4,011
FUS	470	100	2016	470	52,358
STR	48	10	2016	5	557
TOTALS	3,655			3,200	356,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,200	115.4370	115.44	369,408	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2017 Heated Area: 2786 HX Base Yr 2017



86042 BLACK TERN DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		356,479
TOTAL MARKET OB/XF VALUE		5,607
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		422,086
SOH/AGL Deduction		146,324
ASSESSED VALUE		275,762
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		225,040
TOTAL JUST VALUE		422,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632391	CO ISSUED	0	10/14/2016
B1632391	NEW CONSTR	346,604	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2079/0386	10/20/2016	WD	Q	I	01	279,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CASTOR LANCE & CHRI						
2048/0257	5/19/2016	WD	Q	V	05	490,400
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W19 FOP=[YR=2016] W15 S8 E15 N8$ S8 W15 N16 W14 S45 FGR=[YR=2016] W12 S21 E12 S3 E19 N5 FOP=[YR=2016] E8 N1 W1 N6 W7 S7$ N16 W19 N3$ S3 E19 S9 E7 S6 E11 S1 E11 N56$ PTR=E20 FUS=[YR=2016] E19 S26 W11 STR=[YR=2016] S3 W8 N3 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	908.00	SF	6.50	6.50	100	2016	2016	3	95	5,607	

LAND DESCRIPTION

TOTAL OB/XF 5,607

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