

LOT 53
IN OR 2575/702
PLUMMER CREEK PHASE TWO A

SHV HOMES 1 LLC
3495 PIEDMONT RD, BUILDING 11 STE 300
ATLANTA, GA 30304

2025

12-2N-26-1602-0053-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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

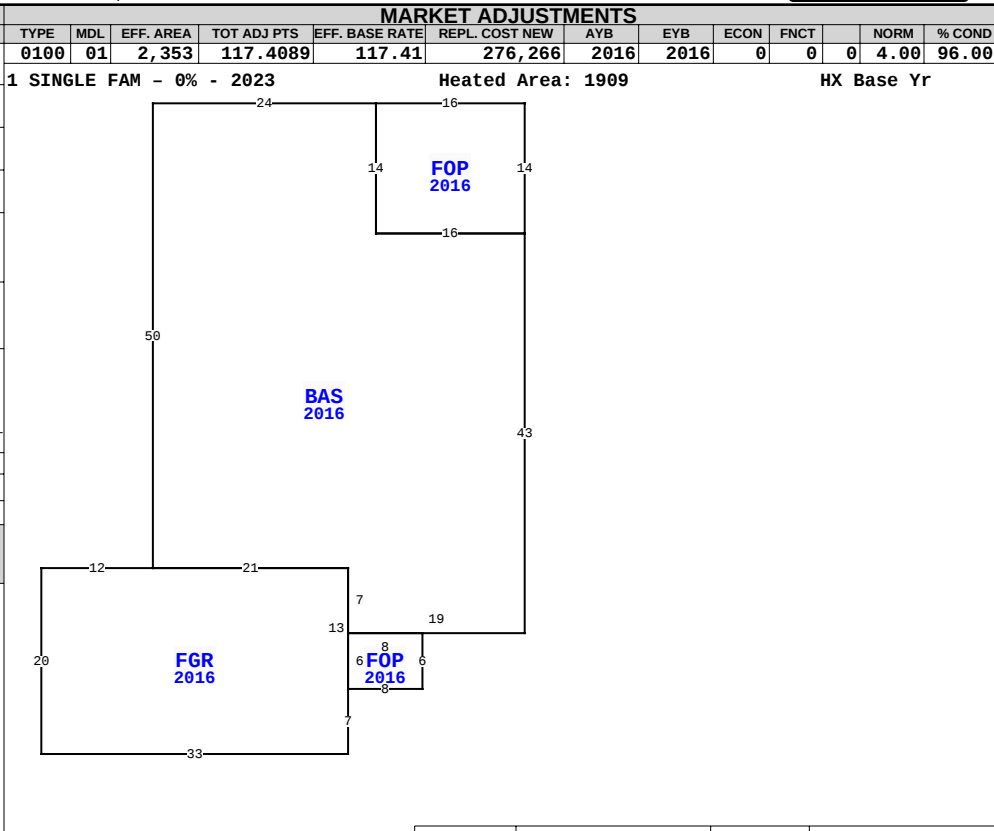
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2016	1,909	215,171
FGR	660	55	2016	363	40,915
FOP	48	30	2016	14	1,578
FOP	224	30	2016	67	7,551
TOTALS	2,841			2,353	265,215

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0810	CONCRETE A	0	0	0
2	0476	VF 6 SBPL	0	0	0
3	0855	CONC PAVER	0	0	0

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	0	



86050 BLACK TERN DR, YULEE	BLD DATE	LGL DATE	04/04/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0	0			6.50	100	2016	2016	3	95	5,959	
2	0476	VF 6 SBPL	0	0	0			32.00	100	2016	2016	3	89	3,418	
3	0855	CONC PAVER	0	0	0			10.00	100	2021	2021	3	99	2,237	

TOTAL OB/XF															11,614
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				265,215	
TOTAL MARKET OB/XF VALUE				11,614	
TOTAL LAND VALUE - MARKET				60,000	
TOTAL MARKET VALUE				336,829	
SOH/AGL Deduction				0	
ASSESSED VALUE				336,829	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				336,829	
TOTAL JUST VALUE				336,829	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				319,983	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632033	CO ISSUED	0	07/19/2016
B1632033	NEW CONSTR	251,556	04/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2575/0702	7/01/2022	WD	Q	I	01
GRANTOR: JACKSON ROBERT & DEBO		SALE PRICE			
GRANTEE: SHV HOMES 1 LLC		402,000			
2061/0485	7/21/2016	WD	Q	I	01
GRANTOR: *CONFIDENTIAL *		230,200			
GRANTEE: *CONFIDENTIAL *					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FOP=[YR=2016] W16 BAS=[YR=2016] W24 S50 FGR=[YR=2016] W12 S20 E33 N7 FOP=[YR=2016] E8 N6 W8 S6\$ N13 W21\$ E21 S7 E19 N43 W16 N14\$ S14 E16 N14\$.					