LOT 58
PLUMMER CREEK PHASE TWO A
PBK 8/142

HESTER BENJAMIN & KRISTEN
86029 BLACK TERN DR
YULEE, FL 32097

2025

12-2N-26-1602-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 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		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

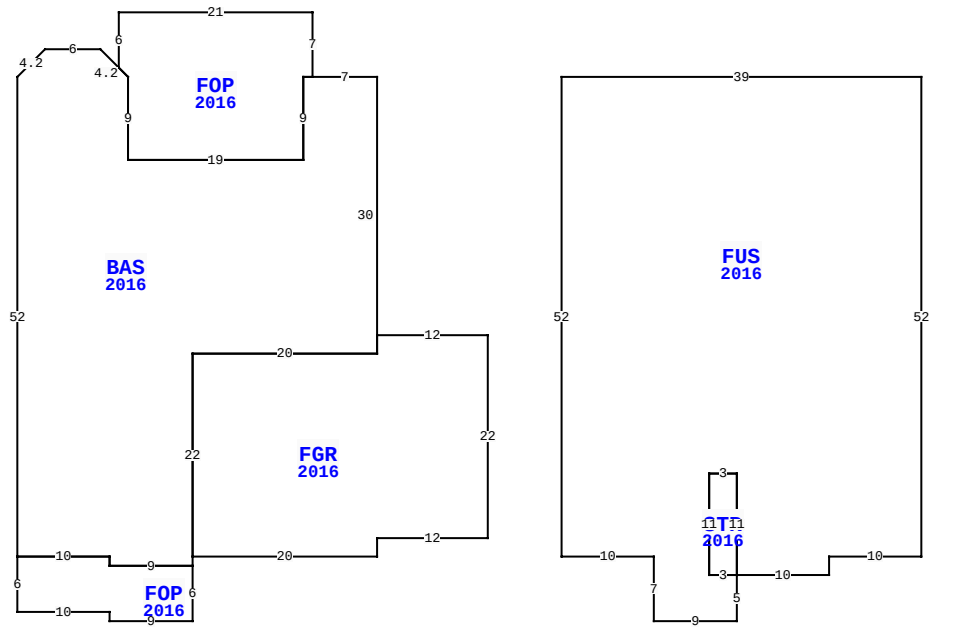
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,453	100	2016	1,453	146,840
FGR	704	55	2016	387	39,110
FOP	114	30	2016	34	3,437
FOP	318	30	2016	95	9,601
FUS	2,078	100	2016	2,078	210,003
STR	33	10	2016	3	303
TOTALS	4,700			4,050	409,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,050	104.7816	104.78	424,359	2016	2016	0	0	0	3.55	96.45

1 SINGLE FAM – 100% - 2023 Heated Area: 3531 HX Base Yr 2023



86029 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		409,294
TOTAL MARKET OB/XF VALUE		10,187
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		479,481
SOH/AGL Deduction		74,894
ASSESSED VALUE		404,587
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		353,865
TOTAL JUST VALUE		479,481
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632538	CO ISSUED	0	12/14/2016
B0632538	NEW CONSTR	444,594	06/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2581/1810	8/03/2022	WD	Q	I	01	580,000
GRANTOR: JENKINS BILLY RAY JR						
GRANTEE: HESTER BENJAMIN & K						
2090/1009	12/20/2016	WD	Q	I	01	342,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JENKINS BILLY RAY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W7 FOP=[YR=2016] N7 W21 S6 R1 D1 S9 E19 N9 E1$ W1 S9 W19 N9 U3 L3 W6 D3 L3 S52 FOP=[YR=2016] S6 E10 S1 E9 N6 W9 N1 W10$ E10 S1 E9 N1 FGR=[YR=2016] E20 N2 E12 N22 W12 S2 W20 S22$ N22 E20 N30$ PTR=E20 FUS=[YR=2016] E39 S52 W10 S2 W10 STR=[YR=2016] W3 N11 E3 S11$ N11 W3 S11 E3 S5 W9 N7 W10 N52$ 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	0811	CONCRETE B	0	100	0	0	1,042.00	SF	5.20	5.20	100	2016	2016	3	95	5,147	
2	0462	ST/AL FNC	0	100	140	4	560.00	SF	10.00	10.00	100	2020	2020	3	90	5,040	

LAND DESCRIPTION

TOTAL OB/XF 10,187

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