LOT 3
PLUMMER CREEK PHASE TWO B
PBK 8/170

CARSON MIKE/
85819 BLACK TERN DRIVE
YULEE, FL 32097

2025

12-2N-26-1603-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
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

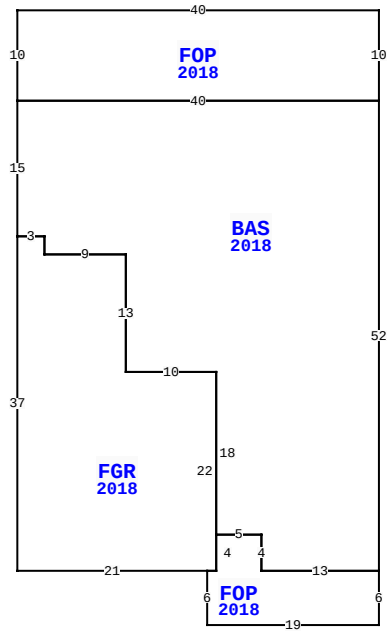
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5014.00		

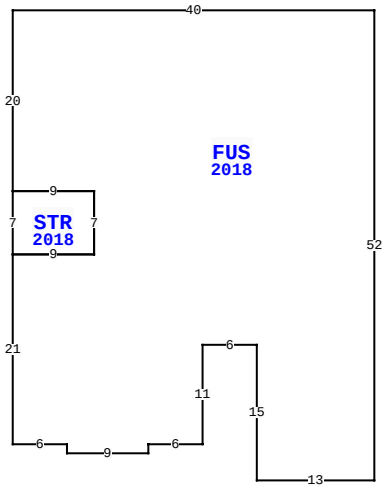
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	2018	1,414	154,302
FGR	646	55	2018	355	38,739
FOP	134	30	2018	40	4,365
FOP	400	30	2018	120	13,095
FUS	1,852	100	2018	1,852	202,099
STR	63	10	2018	6	655
TOTALS	4,509			3,787	413,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,787	111.9825	111.98	424,068	2018	2018	0	0	0	2.55	97.45

1 SINGLE FAM – 100% - 2019 Heated Area: 3266 HX Base Yr 2019





85819 BLACK TERN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		413,254
TOTAL MARKET OB/XF VALUE		4,886
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		473,140
SOH/AGL Deduction		163,119
ASSESSED VALUE		310,021
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		259,299
TOTAL JUST VALUE		473,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002544	CO ISSUED	0	01/26/2018
B1702554	NEW CONSTR	416,470	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	2/28/2018	CN	Q	I	01	356,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CARSON MIKE						
2097/0670	1/25/2017	WD	Q	V	05	508,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

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	775.00	SF	6.50	6.50	100	2018	2018	3	97	4,886	

BUILDING DIMENSIONS

FOP=[YR=2018] W40 S10 BAS=[YR=2018] S15 FGR=[YR=2018] S37 E21
FOP=[YR=2018] S6 E19 N6 W13 N4 W5 S4 W1$ E1 N22 W10 N13 W9 N2
W3$ E3 S2 E9 S13 E10 S18 E5 S4 E13 N52 W40$ E40 N10 $ PTR=E20
FUS=[YR=2018] E40 S52 W13 N15 W6 S11 W6 S1 W9 N1 W6 N21
STR=[YR=2018] N7 E9 S7W9$E9 N7 W9 N20$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 4,886

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	55,000.00	55,000.00	55,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS