LOT 4
PLUMMER CREEK PHASE TWO B
PBK 8/170

WHITELAW FAMILY TRUST/WHITELAW NATHAN A TRUSTEE
320 23RD STREET SOUTH APT 324
ARLINGTON, VA 22202

2025

12-2N-26-1603-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

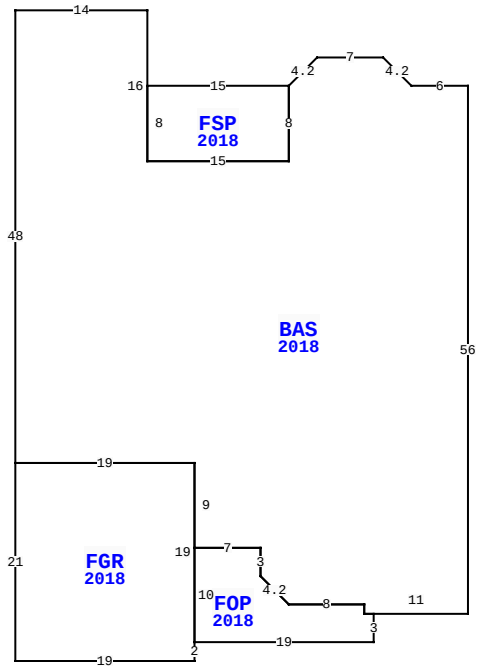
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	5014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,342	100	2018	2,342	272,041
FGR	399	55	2018	219	25,438
FOP	122	30	2018	37	4,298
FSP	120	40	2018	48	5,576
TOTALS	2,983			2,646	307,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,646	119.7504	119.75	316,858	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2342 HX Base Yr 2019



85811 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		307,352
TOTAL MARKET OB/XF VALUE		8,906
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		371,258
SOH/AGL Deduction		99,931
ASSESSED VALUE		271,327
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		220,605
TOTAL JUST VALUE		371,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004118	CO ISSUED	0	02/28/2018
17004188	NEW CONSTR	290,202	07/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2770/852	2/21/2025	QC	U	I	11	100
GRANTOR: WHITELAW NATHAN ALEXA						
GRANTEE: WHITELAW FAMILY TRU						
2193/1946	4/30/2018	WD	Q	I	01	285,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WHITELAW NATHAN ALE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W6 U3 L3 W7 D3 L3 FSP=[YR=2018] W15 S8 E15 N8$ S8 W15 N16 W14 S48 FGR=[YR=2018] S21 E19 N2 FOP=[YR=2018] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10$N19 W19$ E19 S9 E7 S3 D3 R3 E8 S1 E11 N56$.

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	697.00	SF	6.50	6.50	100	2018	2018	3	97	4,395	
2	0476	VF 6 SBPL	0	100	0	0	66.00	LF	32.00	32.00	100	2018	2018	3	92	1,943	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
4	0462	ST/AL FNC	0	100	0	0	240.00	SF	10.00	10.00	100	2018	2018	3	84	2,016	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 8,906

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