LOT 5
PLUMMER CREEK PHASE TWO B
PBK 8/170

NOONAN WILLIAM J III
85803 BLACK TERN DR
YULEE, FL 32097

2025

12-2N-26-1603-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

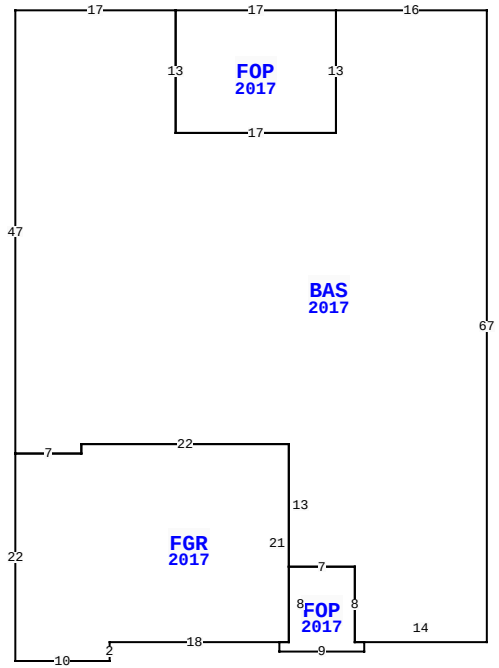
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,471	100	2017	2,471	278,301
FGR	622	55	2017	342	38,518
FOP	65	30	2017	20	2,252
FOP	221	30	2017	66	7,433
TOTALS	3,379			2,899	326,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,899	116.1699	116.17	336,777	2017	2017	0	0	0	3.05	96.95

1 SINGLE FAM – 100% - 2021 Heated Area: 2471 HX Base Yr 2021



85803 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		326,505
TOTAL MARKET OB/XF VALUE		5,784
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		387,289
SOH/AGL Deduction		69,580
ASSESSED VALUE		317,709
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		266,987
TOTAL JUST VALUE		387,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001628	CO ISSUED	0	10/11/2017
17001628	NEW CONSTR	318,106	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2388/1299	8/14/2020	WD	Q	I	01	324,900
GRANTOR: MESSER CHRISTOPHER B						
GRANTEE: NOONAN WILLIAM J II						
2156/1449	10/30/2017	WD	Q	I	01	285,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MESSER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 FOP=[YR=2017] W17 S13 E17 N13$ S13 W17 N13 W17 S47 FGR=[YR=2017] S22 E10 N2 E18 FOP=[YR=2017] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E14 N67$.

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	927.00	SF	6.50	6.50	100	2017	2017	3	96	5,784	

LAND DESCRIPTION

TOTAL OB/XF 5,784

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 08/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS