LOT 7
PLUMMER CREEK PHASE TWO B
PBK 8/170

WALTON BONNIE
85787 BLACK TERN DR
YULEE, FL 32097

2025

12-2N-26-1603-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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		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

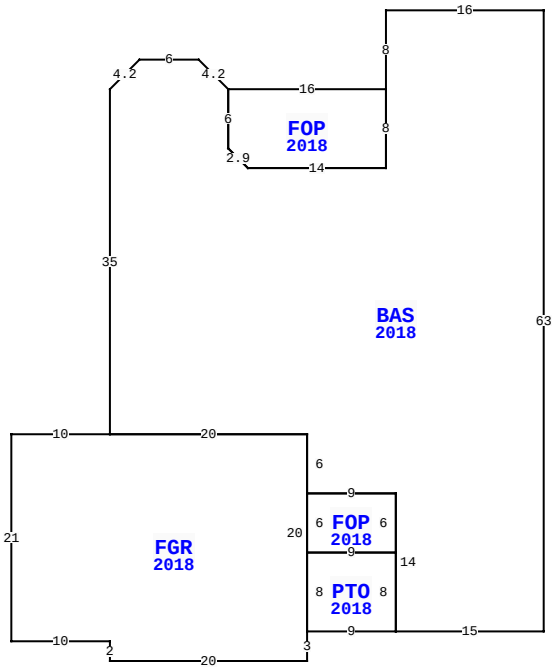
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,923	100	2018	1,923	220,904
FGR	670	55	2018	368	42,274
FOP	54	30	2018	16	1,838
FOP	126	30	2018	38	4,365
PTO	72	5	2018	4	459
TOTALS	2,845			2,349	269,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,349	117.8205	117.82	276,759	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1923 HX Base Yr 2022



85787 BLACK TERN DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		269,840
TOTAL MARKET OB/XF VALUE		6,441
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		331,281
SOH/AGL Deduction		48,819
ASSESSED VALUE		282,462
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		231,740
TOTAL JUST VALUE		331,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007259	CO ISSUED	0	04/20/2018
17007259	NEW CONSTR	259,306	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/166	1/13/2024	QC	U	I	11	100
GRANTOR: WALTON BONNIE & ROBER						
GRANTEE: WALTON BONNIE						
2522/0227	12/15/2021	WD	Q	I	01	381,000
GRANTOR: AGUILAR DAVID E & KEN						
GRANTEE: WALTON BONNIE & ROB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 S8 FOP=[YR=2018] W16 S6 D2 R2 E14 N8$ S8 W14 U2 L2 N6 U3 L3 W6 L3 D3 S35 FGR=[YR=2018] W10 S21 E10 S2 E20 N3 PTO=[YR=2018] E9 N8 FOP=[YR=2018] N6 W9 S6 E9$ W9 S8$ N20 W20$ E20 S6 E9 S14 E15 N63$.

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	1,277.00	SF	5.20	5.20	100	2018	2018	3	97	6,441	

LAND DESCRIPTION

TOTAL OB/XF 6,441

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