

LOT 9
PLUMMER CREEK PHASE TWO B
PBK 8/170

SEBOK SHELLY
85771 BLACK TERN DR
YULEE, FL 32097

2025

12-2N-26-1603-0009-0000



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 90
Interior Wall	06	CUST PANEL 10
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	2,536	100	2018	2,536	286,261
FGR	622	55	2018	342	38,605
FOP	65	30	2018	20	2,257
FSP	208	40	2018	83	9,369
TOTALS	3,431			2,981	336,492

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,100.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	186.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,981	116.3673	116.37	346,899	2018	2018	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2536 HX Base Yr 2024											
85771 BLACK TERN DR, YULEE											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			336,492
TOTAL MARKET OB/XF VALUE			11,300
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			402,792
SOH/AGL Deduction			249,704
ASSESSED VALUE			153,088
TOTAL EXEMPTION VALUE			55,722
BASE TAXABLE VALUE			97,366
TOTAL JUST VALUE			402,792
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			387,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004394	CO ISSUED	0	01/31/2018
17004394	NEW CONSTR	322,660	07/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2645/461	5/22/2023	WD	Q	I	01	479,000	
GRANTOR: LAVARNWAY SETH A & AN							
GRANTEE: SEBOK SHELLY							
2415/1938	12/10/2020	WD	Q	I	01	349,000	
GRANTOR: MONTGOMERY JAMES B &							
GRANTEE: LAVARNWAY SETH A &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W17 FSP=[YR=2018] W16 S13 E16 N13\$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E2 S1 E10 N1 E1 FOP=[YR=2018] S1 E9 N1 FGR=[YR=2018] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$.											