LOT 11
IN OR 2180/20
PLUMMER CREEK PHASE TWO B

DUGGAN VONDA
85755 BLACK TERN DR
YULEE, FL 32097

2025

12-2N-26-1603-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

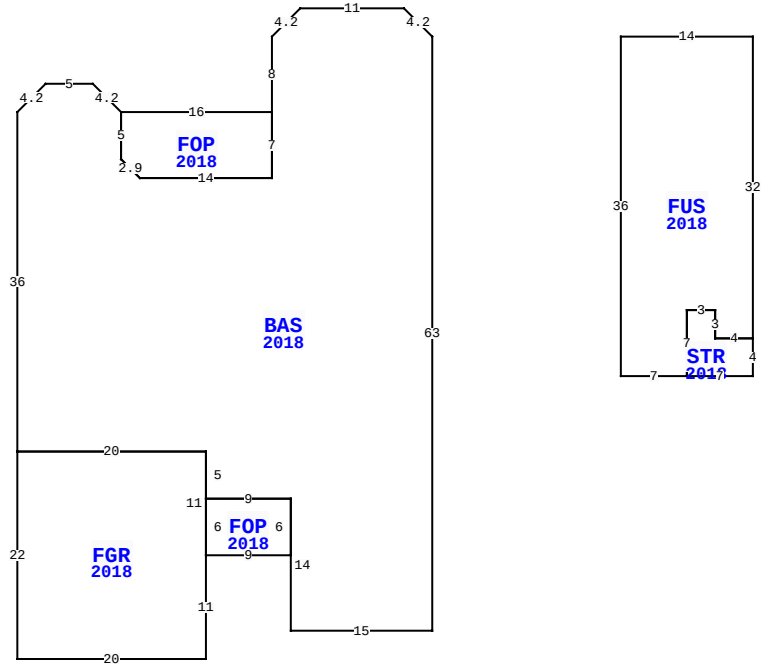
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2018	2,006	233,012
FGR	440	55	2018	242	28,111
FOP	54	30	2018	16	1,859
FOP	110	30	2018	33	3,833
FUS	467	100	2018	467	54,245
STR	37	10	2018	4	465
TOTALS	3,114			2,768	321,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,768	119.7504	119.75	331,468	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2473 HX Base Yr 2019



85755 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		321,524
TOTAL MARKET OB/XF VALUE		4,306
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		380,830
SOH/AGL Deduction		102,281
ASSESSED VALUE		278,549
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		227,827
TOTAL JUST VALUE		380,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250005382	POOL RESI	59,390	05/19/2025
B250001939	INSTALLING A 20'	4,500	02/24/2025
17004195	CO ISSUED	0	02/16/2018
17004195	NEW CONSTR	302,755	07/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2180/0020	2/23/2018	WD	Q	I	02	274,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DUGGAN VONDA						
2127/1796	6/20/2017	WD	Q	V	05	316,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W11 D3 L3 S8 FOP=[YR=2018] W16 S5 D2 R2 E14 N7$ S7 W14 U2 L2 N5 U3 L3 W5 D3 L3 S36 FGR=[YR=2018] S22 E20 N11 FOP=[YR=2018] E9 N6 W9 S6$ N11 W20$ E20 S5 E9 S14 E15 N63$ PTR=E20 FUS=[YR=2018] E14 S32 STR=[YR=2018] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ W20$.

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	683.00	SF	6.50	6.50	100	2018	2018	3	97	4,306	

LAND DESCRIPTION

TOTAL OB/XF 4,306

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