LOT 12
IN OR 2167/820
PLUMMER CREEK PHASE TWO B

REED ROBERT WELLINGTON & FAYE F
85747 BLACK TERN DRIVE
YULEE, FL 32097

2025

12-2N-26-1603-0012-0000

BUILDING CHARACTERISTICS

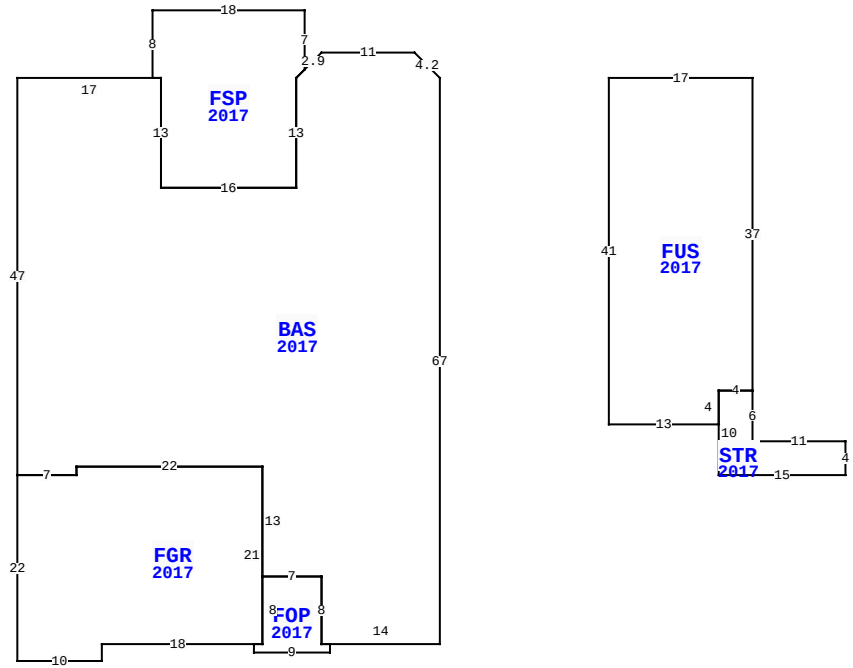
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	2,526	100	2017	2,526	277,026
FGR	622	55	2017	342	37,507
FOP	65	30	2017	20	2,193
FSP	352	40	2017	141	15,464
FUS	681	100	2017	681	74,685
STR	84	10	2017	8	877
TOTALS	4,330			3,718	407,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,718	113.1165	113.12	420,580	2017	2017	0	0	0	3.05	96.95

1 SINGLE FAM – 100% - 2018 Heated Area: 3207 HX Base Yr 2018



85747 BLACK TERN DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		407,752
TOTAL MARKET OB/XF VALUE		13,411
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		476,163
SOH/AGL Deduction		134,746
ASSESSED VALUE		341,417
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		290,695
TOTAL JUST VALUE		476,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003961	CO ISSUED	0	01/02/2018
17003961	NEW CONSTR	403,349	07/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2167/0820	12/28/2017	WD	Q	I	02	355,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: REED ROBERT WELLING						
2121/1959	5/23/2017	WD	Q	V	05	314,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W11 D2 L2 FSP=[YR=2017] N7 W18 S8 E1 S13 E16 N13 U1 R1 $ D1 L1 S13 W16 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$ PTR=E20 FUS=[YR=2017] E17 S37 STR=[YR=2017] S6 E11 S4 W15 N10 E4$ W4 S4 W13 N41$ 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	0811	CONCRETE B	0	100	0	0	1,103.00	SF	5.20	5.20	100	2017	2017	3	96	5,506	
2	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00	32.00	100	2017	2017	3	90	4,838	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	
4	0462	ST/AL FNC	0	100	0	0	312.00	SF	10.00	10.00	100	2017	2017	3	81	2,527	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 13,411

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