LOT 15
PLUMMER CREEK PHASE TWO B
PBK 8/170

VASQUEZ JUAN & ANYELA KARINA
85723 BLACK TERN DR
YULEE, FL 32097

2025

12-2N-26-1603-0015-0000

BUILDING CHARACTERISTICS

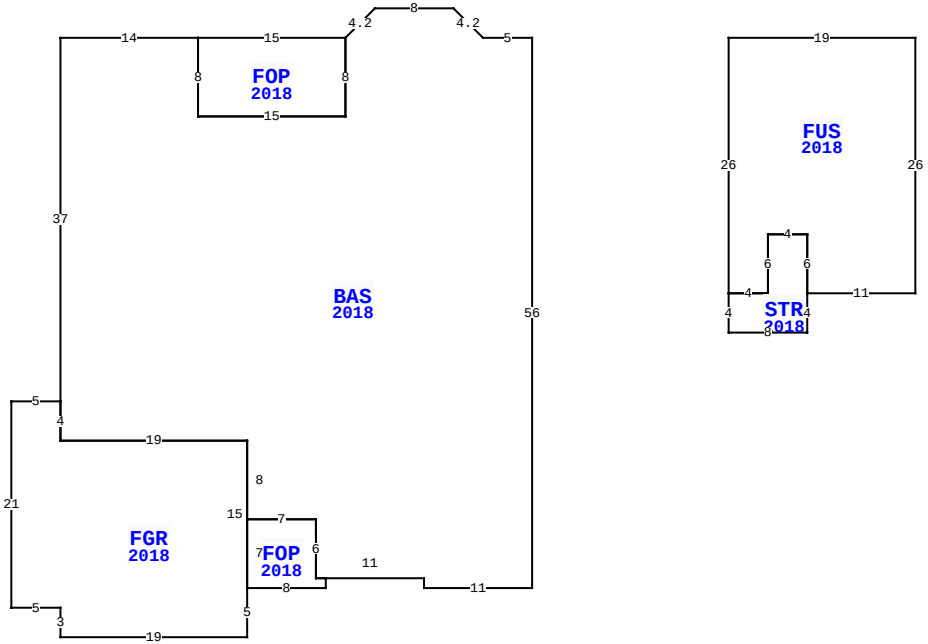
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,256	100	2018	2,256	249,329
FGR	485	55	2018	267	29,508
FOP	50	30	2018	15	1,658
FOP	120	30	2018	36	3,979
FUS	470	100	2018	470	51,944
STR	56	10	2018	6	663
TOTALS	3,437			3,050	337,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,050	113.4084	113.41	345,900	2018	2018	0	0	0	2.55	97.45

1 SINGLE FAM – 100% - 2023 Heated Area: 2726 HX Base Yr 2023



85723 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		337,080
TOTAL MARKET OB/XF VALUE		5,801
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		397,881
SOH/AGL Deduction		7,647
ASSESSED VALUE		390,234
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		339,512
TOTAL JUST VALUE		397,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000031	CO ISSUED	0	05/29/2018
18000031	NEW CONSTR	342,469	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2514/1212	10/12/2021	WD	Q	I	01	450,000
GRANTOR: JACKSON PHILLIP E & K						
GRANTEE: VASQUEZ JUAN & ANYE						
2202/0346	6/01/2018	WD	Q	I	02	323,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JACKSON PHILLIP E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W5 U3 L3 W8 D3 L3 FOP=[YR=2018] W15 S8 E15 N8$ S8 W15 N8 W14 S37 FGR=[YR=2018] W5 S21 E5 S3 E19 N5 FOP=[YR=2018] E8 N1 W1 N6 W7 S7$ N15 W19 N4$ S4 E19 S8 E7 S6 E11 S1 E11 N56$ PTR=E20 FUS=[YR=2018] E19 S26 W11 STR=[YR=2018] S4 W8 N4 E4 N6 E4 S6$ N6 W4 S6 W4 N26$ 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	716.00	SF	6.50	6.50	100	2018	2018	3	97	4,514	
2	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	100	2021	2021	3	99	1,287	

LAND DESCRIPTION

TOTAL OB/XF 5,801

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 08/11/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS