LOT 16
IN OR 2173/1363
PLUMMER CREEK PHASE TWO B

AMMIANO HELEN & RICHARD
85715 BLACK TERN DR
YULEE, FL 32097

2025

12-2N-26-1603-0016-0000

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 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

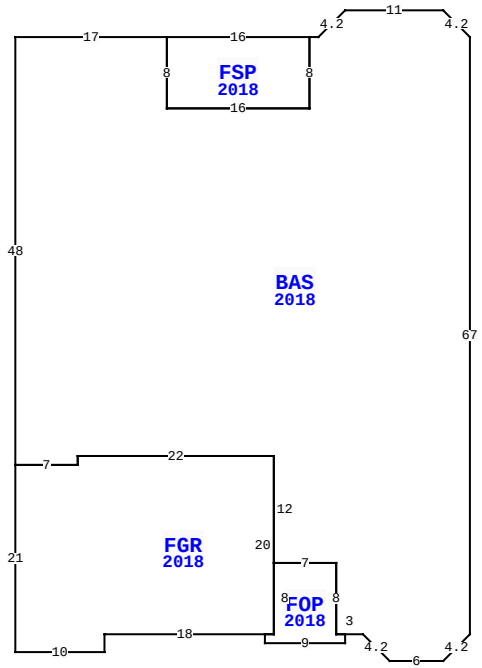
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,729	100	2018	2,729	297,634
FGR	593	55	2018	326	35,554
FOP	65	30	2018	20	2,181
FSP	128	40	2018	51	5,562
TOTALS	3,515			3,126	340,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,126	111.8628	111.86	349,674	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2729 HX Base Yr 2019



85715 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		340,932
TOTAL MARKET OB/XF VALUE		5,498
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		401,430
SOH/AGL Deduction		160,948
ASSESSED VALUE		240,482
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		189,760
TOTAL JUST VALUE		401,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004188	CO ISSUED	0	01/26/2018
17004188	NEW CONSTR	325,620	07/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2173/1363	1/26/2018	WD	Q	I	01	319,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: AMMIANO HELEN & RIC						
2121/1959	5/23/2017	WD	Q	I	05	314,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W11 D3 L3 W1 FSP=[YR=2018] W16 S8 E16 N8$ S8 W16 N8 W17 S48 FGR=[YR=2018] S21 E10 N2 E18 FOP=[YR=2018] S1 E9 N1W1 N8 W7 S8 W1$ E1 N20 W22 S1 W7$ E7 N1 E22 S12 E7 S8 E3 D3 R3 E6 U3 R3 N67$.

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	1,090.00	SF	5.20	5.20	100	2018	2018	3	97	5,498	

LAND DESCRIPTION

TOTAL OB/XF 5,498

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