LOT 17
IN OR 2186/778
PLUMMER CREEK PHASE TWO B

BURDEN CRAIG A
85707 BLACK TERN DR
YULEE, FL 32097

2025

12-2N-26-1603-0017-0000

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 70
Interior Floo	14	CARPET 30
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

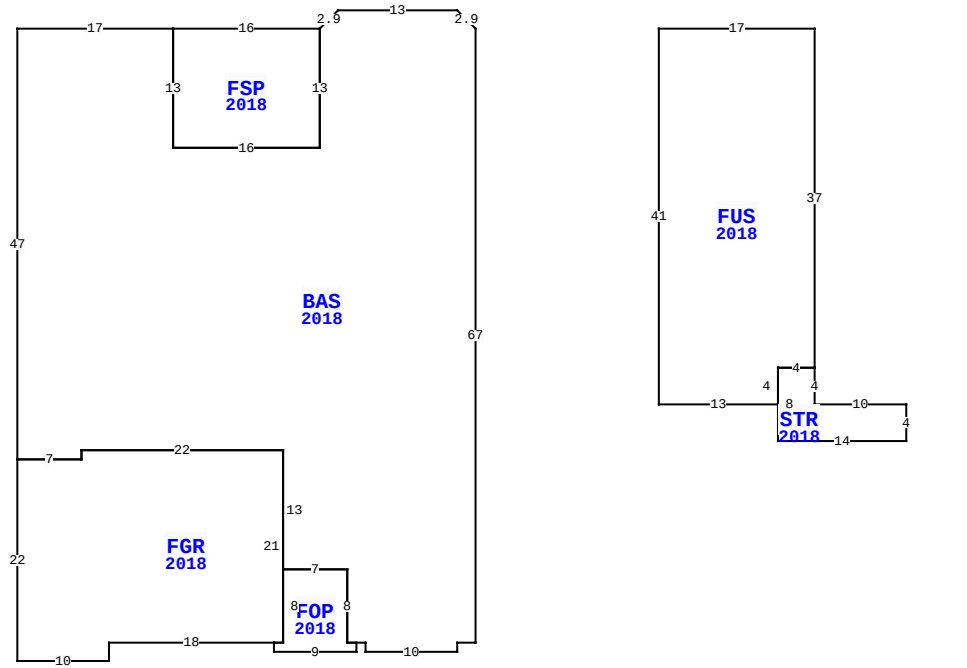
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,524	100	2018	2,524	277,856
FGR	622	55	2018	342	37,650
FOP	65	30	2018	20	2,202
FSP	208	40	2018	83	9,137
FUS	681	100	2018	681	74,968
STR	72	10	2018	7	770
TOTALS	4,172			3,657	402,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,657	113.4945	113.49	415,033	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2019 Heated Area: 3205 HX Base Yr 2019



85707 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		402,582
TOTAL MARKET OB/XF VALUE		5,286
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		462,868
SOH/AGL Deduction		124,210
ASSESSED VALUE		338,658
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		282,936
TOTAL JUST VALUE		462,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004756	CO ISSUED	0	03/19/2018
17004756	NEW CONSTR	399,370	08/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2186/0778	3/27/2018	WD	Q	I	02	311,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BURDEN CRAIG A						
2134/1867	7/20/2017	WD	Q	V	05	292,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U2 L2 W13 D2 L2 FSP=[YR=2018] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2018] S22 E10 N2 E18 FOP=[YR=2018] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E2 S1 E10 N1 E2 N67$ PTR=E20 FUS=[YR=2018] E17 S37 STR=[YR=2018] S4 E10 S4 W14 N8 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	1,048.00	SF	5.20	5.20	100	2018	2018	3	97	5,286	

LAND DESCRIPTION

TOTAL OB/XF 5,286

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