LOT 20
IN OR 2142/909
PLUMMER CREEK PHASE TWO B

BURNS AMBER B
85694 BLACK TERN
YULEE, FL 32097

2025

12-2N-26-1603-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

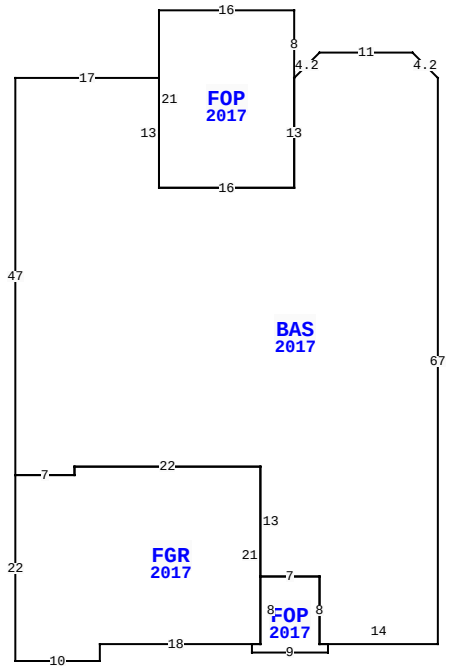
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,526	100	2017	2,526	297,059
FGR	622	55	2017	342	40,220
FOP	65	30	2017	20	2,352
FOP	336	30	2017	101	11,877
TOTALS	3,549			2,989	351,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,989	121.3023	121.30	362,566	2017	2017	0	0	0	3.05	96.95

1 SINGLE FAM – 100% - 2018 Heated Area: 2526 HX Base Yr 2018



85694 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		351,508
TOTAL MARKET OB/XF VALUE		57,448
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		463,956
SOH/AGL Deduction		180,021
ASSESSED VALUE		283,935
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		233,213
TOTAL JUST VALUE		463,956
NCON VALUE		47,050
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP230015769	INGROUND GUNITE S	72,289	12/11/2023
17007307	CO ISSUED	0	08/14/2017
17007307	NEW CONSTR	325,064	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2142/0909	8/17/2017	WD	Q	I	01	304,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BURNS AMBER B						
2097/0670	1/25/2017	WD	Q	V	05	508,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W11 D3 L3 FOP=[YR=2017] N8 W16 S21 E16 N13$ 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$.

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	1,018.00	SF	5.20	5.20	100	2017	2017	3	96	5,082	
2	0462	ST/AL FNC	0	100	0	0	600.00	SF	10.00	10.00	100	2018	2018	3	84	5,040	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
4	0861	POOL GUNIT	0	100	0	0	414.00	SF	85.00	85.00	100	2025	2024		100	35,190	
5	0855	CONC PAVER	0	100	0	0	986.00	SF	10.00	10.00	100	2025	2024		100	9,860	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 57,448

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 05/22/2024 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS