LOT 25
PLUMMER CREEK PHASE TWO B
PBK 8/170

MOLINA DOUGLAS W/ANGELL-MOLINA MELISSA L
85742 BLACK TERN DRIVE
YULEE, FL 32097

2025

12-2N-26-1603-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

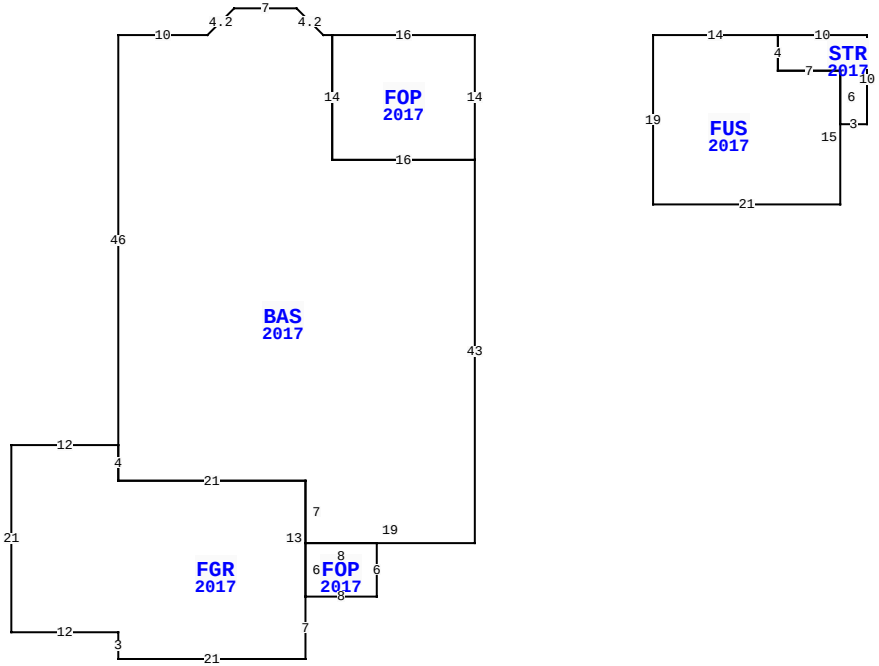
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,939	100	2017	1,939	229,851
FGR	672	55	2017	370	43,860
FOP	48	30	2017	14	1,660
FOP	224	30	2017	67	7,942
FUS	371	100	2017	371	43,978
STR	58	10	2017	6	712
TOTALS	3,312			2,767	328,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,767	122.2704	122.27	338,321	2017	2017	0	0	0	3.05	96.95

1 SINGLE FAM – 100% - 2018 Heated Area: 2310 HX Base Yr 2018



85742 BLACK TERN DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		328,002
TOTAL MARKET OB/XF VALUE		5,591
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		388,593
SOH/AGL Deduction		135,076
ASSESSED VALUE		253,517
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		202,795
TOTAL JUST VALUE		388,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007306	CO ISSUED	0	08/14/2017
1700662	NEW CONSTR	301,242	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2140/1637	8/15/2017	WD	Q	I	02	299,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MOLINA DOUGLAS W &						
2097/0670	1/25/2017	WD	Q	V	05	508,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W16 BAS=[YR=2017] W1 U3 L3 W7 D3 L3 W10 S46 FGR=[YR=2017] W12 S21 E12 S3 E21 N7 FOP=[YR=2017] E8 N6 W8 S6$ N13 W21 N4$ S4 E21 S7 E19 N43 W16 N14$ S14 E16 N14$ PTR=E20 FUS=[YR=2017] E14 STR=[YR=2017] E10 S10 W3 N6 W7 N4$ S4 E7 S15 W21 N19$ 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	1,120.00	SF	5.20	5.20	100	2017	2017	3	96	5,591	

LAND DESCRIPTION

TOTAL OB/XF 5,591

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