LOT 27
PLUMMER CREEK PHASE TWO B
PBK 8/170

SANCHEZ FRED & YNES
85766 BLACK TERN DR
YULEE, FL 32097

2025

12-2N-26-1603-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

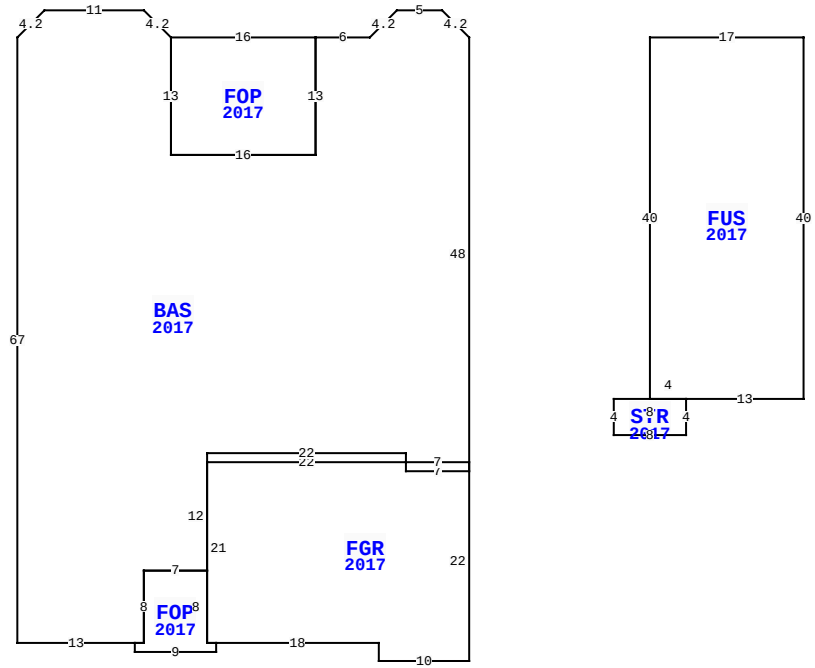
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,579	100	2017	2,579	271,962
FGR	622	55	2017	342	36,064
FOP	65	30	2017	20	2,109
FOP	208	30	2017	62	6,538
FUS	680	100	2017	680	71,708
STR	32	10	2017	3	316
TOTALS	4,186			3,686	388,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,686	108.7695	108.77	400,926	2017	2017	0	0	0	3.05	96.95

1 SINGLE FAM – 100% - 2022 Heated Area: 3259 HX Base Yr



85766 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		388,698
TOTAL MARKET OB/XF VALUE		5,556
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		449,254
SOH/AGL Deduction		9,393
ASSESSED VALUE		439,861
TOTAL EXEMPTION VALUE	13	439,861
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		449,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1701896	CO ISSUED	0	09/19/2017
1701896	NEW CONSTR	0	06/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2150/0808	10/02/2017	WD	Q	I	01	336,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SANCHEZ FRED & YNES						
2108/1361	3/23/2017	WD	Q	V	05	299,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W5 D3 L3 W6 FOP=[YR=2017] W16 S13 E16 N13$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E13 FOP=[YR=2017] S1 E9 N1 FGR=[YR=2017] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N12 E22 S1 E7 N48$ PTR=E20 FUS=[YR=2017] E17 S40 W13 STR=[YR=2017] S4 W8 N4 E8$ W4 N40$ 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	1,113.00	SF	5.20	5.20	100	2017	2017	3	96	5,556	

LAND DESCRIPTION

TOTAL OB/XF 5,556

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