LOT 28
IN OR 2149/590
PLUMMER CREEK PHASE TWO B

SAAB FAMILY TRUST/SAAB CATHERINE TRUSTEE
85774 BLACK TERN DR
YULEE, FL 32097

2025

12-2N-26-1603-0028-0000

BUILDING CHARACTERISTICS

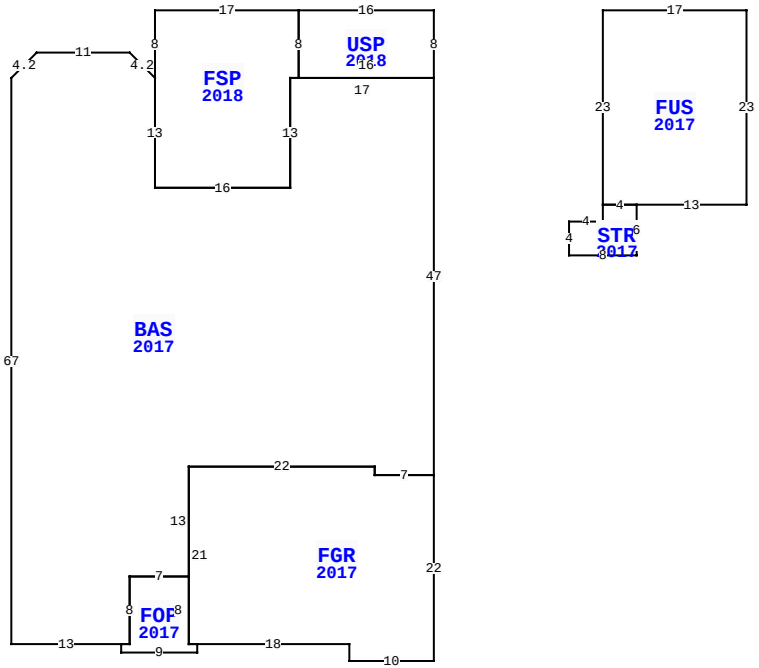
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	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	2,526	100	2017	2,526	286,626
FGR	622	55	2017	342	38,807
FOP	65	30	2017	20	2,270
FSP	344	40	2018	138	15,659
FUS	391	100	2017	391	44,367
STR	40	10	2017	4	454
USP	128	30	2018	38	4,312
TOTALS	4,116			3,459	392,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,459	116.9826	116.98	404,634	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2917 HX Base Yr 2018



85774 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		392,495
TOTAL MARKET OB/XF VALUE		7,281
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		454,776
SOH/AGL Deduction		220,784
ASSESSED VALUE		233,992
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		183,270
TOTAL JUST VALUE		454,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006138	REPAIR/RRF	3,214	10/01/2017
1705697	CO ISSUED	0	06/27/2017
170613	NEW CONSTR	0	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2149/0590	9/07/2017	WD	U	I	11	100
GRANTOR: SAAB GEORGE JR & CATH						
GRANTEE: SAAB FAMILY TRUST E						
2133/0639	6/30/2017	WD	Q	I	02	320,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SAAB GEORGE JR & CA						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2018] W16 FSP=[YR=2018] W17 S8 BAS=[YR=2017] 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 N13 E22 S1 E7 N47 W17 S13 W16 N13$ S13 E16 N13 E1 N8$ S8 E16 N8$ PTR=E20 FUS=[YR=2017] E17 S23 W13 STR=[YR=2017] S6 W8 N4 E4 N2 E4$ W4 N23$ 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	1,070.00	SF	5.20	5.20	100	2017	2017	3	96	5,341	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 7,281

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