LOT 29
IN OR 2186/823
PLUMMER CREEK PHASE TWO B

GOMEZ SIXTO J & TINA M
85782 BLACK TERN DR
YULEE, FL 32097

2025

12-2N-26-1603-0029-0000

BUILDING CHARACTERISTICS

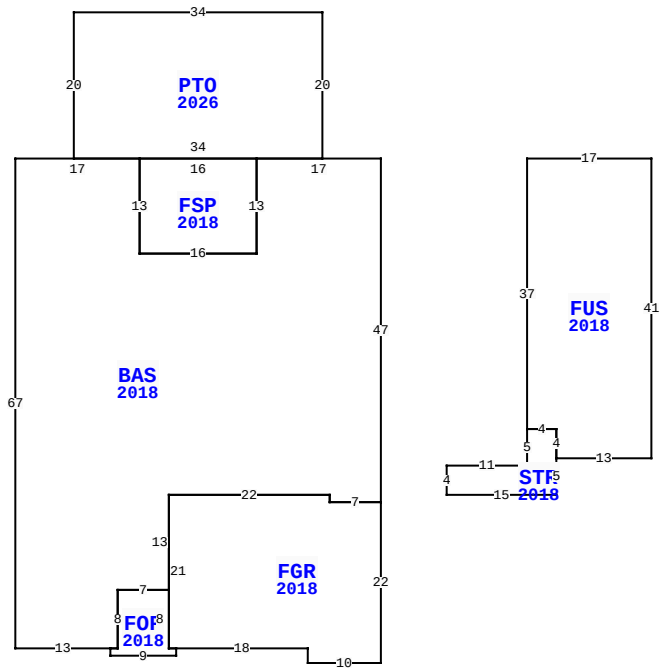
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,484	100	2018	2,484	270,145
FGR	622	55	2018	342	37,194
FOP	65	30	2018	20	2,175
FSP	208	40	2018	83	9,027
FUS	681	100	2018	681	74,062
PTO	680	5	2026	34	3,697
STR	80	10	2018	8	870
TOTALS	4,820			3,652	397,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,652	111.6045	111.60	407,563	2018	2018	0	0	0	2.55	97.45

1 SINGLE FAM – 100% - 2019 Heated Area: 3165 HX Base Yr 2019



85782 BLACK TERN DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		397,170
TOTAL MARKET OB/XF VALUE		5,770
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		457,940
SOH/AGL Deduction		256,324
ASSESSED VALUE		201,616
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		145,894
TOTAL JUST VALUE		457,940
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005638	CO ISSUED	0	02/14/2018
1708505	NEW CONSTR	399,705	09/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2186/0823	3/27/2018	WD	Q	I	01	329,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GOMEZ SIXTO J & TIN						
2143/1043	8/25/2017	WD	Q	V	05	288,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W17 S13 W16 N13 W17 S67 E13 E1 N8 E7 N13 E22 S1 E7 N47 $
FUS=[YR=2018;ORIG=20,0] E17 S41 W13 N4 W4 N37 $
FGR=[YR=2018;ORIG=-28,67] E18 S2 E10 N22 W7 N1 W22 S21 E1 $
FSP=[YR=2018;ORIG=-17,0] W16 S13 E16 N13 $
STR=[YR=2018;ORIG=24,41] S5 W15 N4 E11 N5 E4 S4 $
FOP=[YR=2018;ORIG=-37,67] S1 E9 N1 W1 N8 W7 S8 W1 $
PTR=[YR=2018;ORIG=0,0] E20 W20 $
PTO=[YR=2026;ORIG=-42,-20] E34 S20 W34 N20 $
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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	1,144.00	SF	5.20	5.20	100	2018	2018	3	97	5,770	

LAND DESCRIPTION

TOTAL OB/XF 5,770

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 02/06/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS