LOT 32
PLUMMER CREEK PHASE TWO B
PBK 8/170

WEBB ISABELLA LOUISE
85806 BLACK TERN DR
YULEE, FL 32097

2025

12-2N-26-1603-0032-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

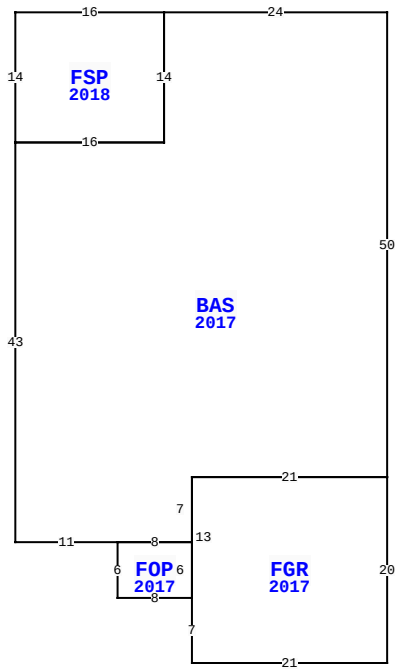
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2017	1,909	223,134
FGR	420	55	2017	231	27,001
FOP	48	30	2017	14	1,636
FSP	224	40	2018	90	10,520
TOTALS	2,601			2,244	262,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,244	120.4959	120.50	270,402	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1909 HX Base Yr



85806 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	262,290
TOTAL MARKET OB/XF VALUE	8,249
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	325,539
SOH/AGL Deduction	0
ASSESSED VALUE	325,539
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	325,539
TOTAL JUST VALUE	325,539
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001620	CO ISSUED	0	10/23/2017
17001620	NEW CONSTR	242,859	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/0957	2/24/2022	WD	Q	I	01	385,000
GRANTOR: MORGAN JEREMIAH J & E						
GRANTEE: WEBB ISABELLA LOUIS						
2156/1678	10/30/2017	WD	Q	I	01	244,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MORGAN JEREMIAH J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 FSP=[YR=2018] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$.

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	0810	CONCRETE A	0	0	0	0	718.00	SF	6.50	6.50	100	2017	2017	3	96	4,480	
2	0462	ST/AL FNC	0	0	0	0	432.00	SF	10.00	10.00	100	2017	2017	3	81	3,499	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 8,249

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	0		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