

WAY TROY/WAY TAMAR
86026 BLACK TERN DR
YULEE, FL 32097

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																				
Exterior Wall		20	FACE BRICK 100		0900		MDL	01	3,343	96.9588		EFF. BASE RATE		127.99		REPL. COST NEW		427,871	2002	EYB		2002	ECON		FNCT	0	0	0		16.50	83.50	VALUATION BY				STANDARD				
Roof Structur		03	GABLE/HIP 100		1		SNGL FAM - 0% - 2025										Heated Area: 2880										HX Base Yr													
Roof Cover		03	COMP SHNGL 100																														Tax Group: 6				Tax Dist:			
Interior Wall		05	DRYWALL 100																														BUILDING MARKET VALUE				357,272			
Interior Floo		11	CLAY TILE 70																														TOTAL MARKET OB/XF VALUE				2,893			
Interior Floo		14	CARPET 30																														TOTAL LAND VALUE - MARKET				114,000			
Air Condition		03	CENTRAL 100																														TOTAL MARKET VALUE				474,165			
Heating Type		04	AIR DUCTED 100																														SOH/AGL Deduction				0			
Bedrooms			3 100																														ASSESSED VALUE				474,165			
Bathrooms			3 100																														TOTAL EXEMPTION VALUE				0			
Frame		02	WOOD FRAME 100																														BASE TAXABLE VALUE				474,165			
Stories		1.	1. 100																														TOTAL JUST VALUE				474,165			
Units		00	0 100																														NCON VALUE				0			
Occupancy		00	NONE 100																														INCOME VALUE				0			
																																	PREVIOUS YEAR MKT VALUE				412,687			