LOT 52
IN OR 2079/386
PLUMMER CREEK PHASE TWO A

CASTOR LANCE & CHRISTEN
86042 BLACK TERN DR
YULEE, FL 32097

2026

12-2N-26-1602-0052-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
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	05	Quality Level 05

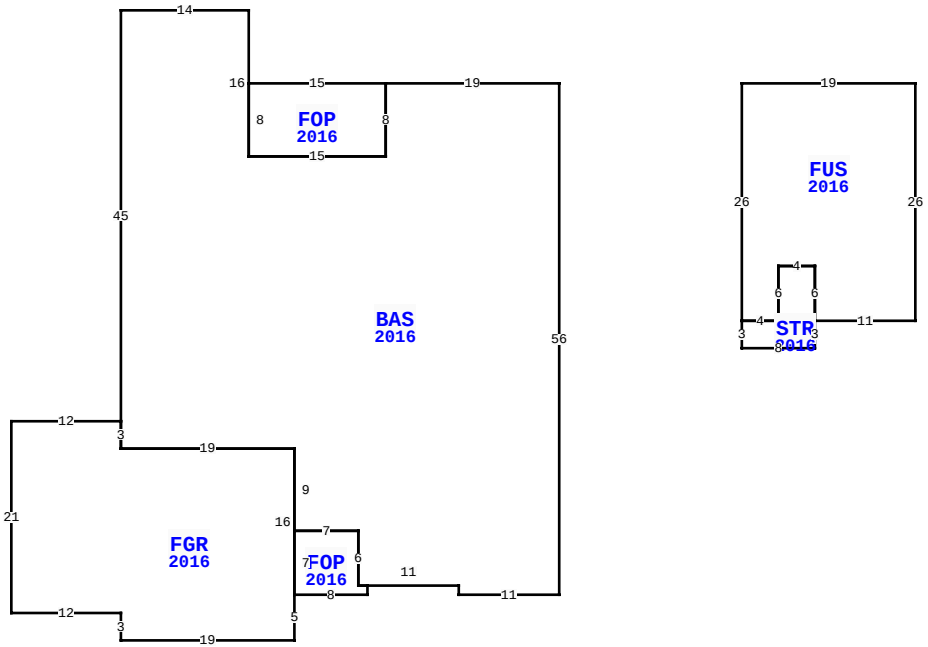
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,316	100	2016	2,316	282,323
FGR	651	55	2016	358	43,641
FOP	50	30	2016	15	1,829
FOP	120	30	2016	36	4,388
FUS	470	100	2016	470	57,294
STR	48	10	2016	5	610
TOTALS	3,655			3,200	390,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,200	120.9340	126.98	406,336	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2017 Heated Area: 2786 HX Base Yr 2017



86042 BLACK TERN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		390,083
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		455,083
SOH/AGL Deduction		171,875
ASSESSED VALUE		283,208
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		231,797
TOTAL JUST VALUE		455,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632391	CO ISSUED	0	10/14/2016
B1632391	NEW CONSTR	346,604	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2079/0386	10/20/2016	WD	Q	I	01	279,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CASTOR LANCE & CHRI						
2048/0257	5/19/2016	WD	Q	V	05	490,400
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W19 FOP=[YR=2016] W15 S8 E15 N8$ S8 W15 N16 W14 S45 FGR=[YR=2016] W12 S21 E12 S3 E19 N5 FOP=[YR=2016] E8 N1 W1 N6 W7 S7$ N16 W19 N3$ S3 E19 S9 E7 S6 E11 S1 E11 N56$ PTR=E20 FUS=[YR=2016] E19 S26 W11 STR=[YR=2016] S3 W8 N3 E4 N6 E4 S6$ N6 W4 S6 W4 N26$ W20$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS