LOT 53
IN OR 2575/702
PLUMMER CREEK PHASE TWO A

SHV HOMES 1 LLC
3495 PIEDMONT RD, BUILDING 11 STE 300
ATLANTA, GA 30304

2026

12-2N-26-1602-0053-0000

BUILDING CHARACTERISTICS

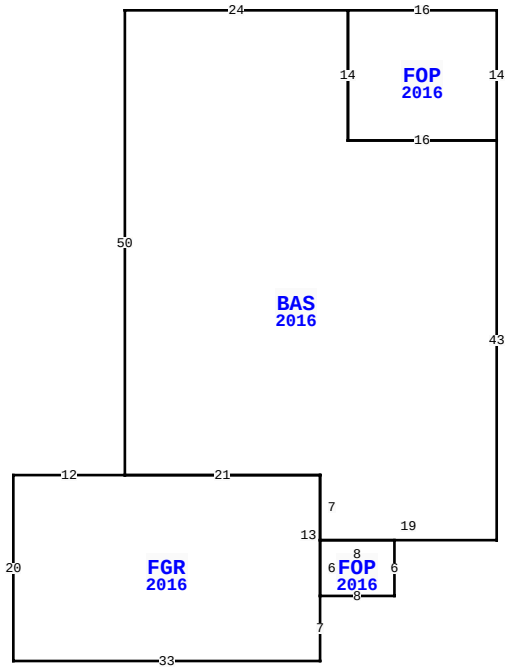
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,909	100	2016	1,909	235,452
FGR	660	55	2016	363	44,771
FOP	48	30	2016	14	1,727
FOP	224	30	2016	67	8,264
TOTALS	2,841			2,353	290,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,353	122.9998	129.15	303,890	2016	2016	0	0	0	4.50	95.50

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



86050 BLACK TERN DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	290,215
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	355,215
SOH/AGL Deduction	0
ASSESSED VALUE	355,215
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	355,215
TOTAL JUST VALUE	355,215
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632033	CO ISSUED	0	07/19/2016
B1632033	NEW CONSTR	251,556	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2575/0702	7/01/2022	WD	Q	I	01	402,000

GRANTOR: JACKSON ROBERT & DEBO
GRANTEE: SHV HOMES 1 LLC

2061/0485	7/21/2016	WD	Q	I	01	230,200

GRANTOR: *CONFIDENTIAL *
GRANTEE: *CONFIDENTIAL*

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W16 BAS=[YR=2016] W24 S50 FGR=[YR=2016] W12 S20 E33 N7 FOP=[YR=2016] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$.

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	0	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