LOT 54
IN OR 2068/970
PLUMMER CREEK PHASE TWO A

REAVIS JOSHUA & SEANA
86058 BLACK TERN DR
YULEE, FL 32097

2026

12-2N-26-1602-0054-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

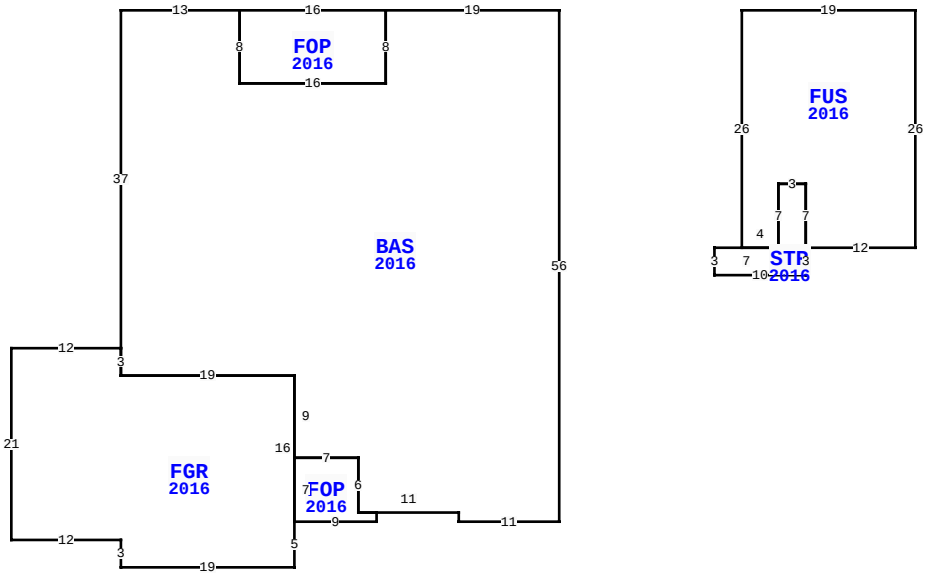
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,196	100	2016	2,196	258,939
FGR	651	55	2016	358	42,213
FOP	51	30	2016	15	1,769
FOP	128	30	2016	38	4,481
FUS	473	100	2016	473	55,773
STR	51	10	2016	5	589
TOTALS	3,550			3,085	363,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,085	117.5944	123.47	380,905	2016	2016	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2017 Heated Area: 2669 HX Base Yr 2017



86058 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		363,764
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		428,764
SOH/AGL Deduction		173,224
ASSESSED VALUE		255,540
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		204,129
TOTAL JUST VALUE		428,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632154	CO ISSUED	0	08/22/2016
B1632154	NEW CONSTR	333,569	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2068/0970	8/25/2016	WD	Q	I	02	271,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: REAVIS JOSHUA & SEA						
2039/0377	4/08/2016	WD	Q	V	05	992,600
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W19 FOP=[YR=2016] W16 S8 E16 N8$ S8 W16 N8 W13 S37 FGR=[YR=2016] W12 S21 E12 S3 E19 N5 FOP=[YR=2016] E9 N1 W2 N6 W7 S7$ N16 W19 N3$ S3 E19 S9 E7 S6 E11 S1 E11 N56 $ PTR=E20 FUS=[YR=2016] E19 S26 W12 STR=[YR=2016] S3 W10 N3 E7 N7 E3 S7$ N7 W3 S7 W4 N26$ W20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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