LOT 57
IN OR 2080/89
PLUMMER CREEK PHASE TWO A

FRIED EUGENE C & MICHELE
86037 BLACK TERN DR
YULEE, FL 32097

2026

12-2N-26-1602-0057-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

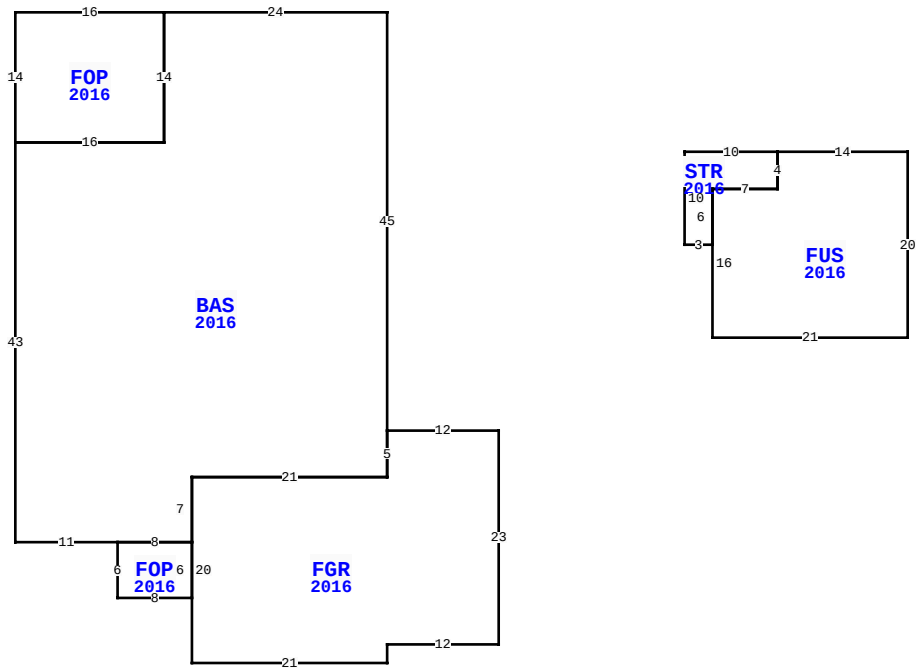
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2016	1,909	239,537
FGR	696	55	2016	383	48,058
FOP	48	30	2016	14	1,756
FOP	224	30	2016	67	8,407
FUS	392	100	2016	392	49,187
STR	58	10	2016	6	753
TOTALS	3,327			2,771	347,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,771	125.1360	131.39	364,082	2016	2016	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2017 Heated Area: 2301 HX Base Yr 2017



86037 BLACK TERN DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		347,698
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		412,698
SOH/AGL Deduction		144,391
ASSESSED VALUE		268,307
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		216,896
TOTAL JUST VALUE		412,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632392	CO ISSUED	0	10/17/2016
B1632392	NEW CONSTR	295,547	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2080/0089	10/25/2016	WD	Q	I	01	280,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FRIED EUGENE C & MI						
2048/0257	5/19/2016	WD	Q	V	05	490,400
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2016] W12 BAS=[YR=2016] N45 W24 FOP=[YR=2016] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2016] S6 E8 N6 W8$ E8 N7 E21 N5$ S5 W21 S20 E21 N2 E12 N23$ PTR=E20 N30 STR=[YR=2016] E10 FUS=[YR=2016] E14 S20 W21 N16 E7 N4$ S4 W7 S6 W3 N10 $ S30 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