LOT 59
PLUMMER CREEK PHASE TWO A
PBK 8/142

BIRD TOMMIE L JR & CHERYL R ELLIS
86021 BLACK TERN DR
YULEE, FL 32097

2026

12-2N-26-1602-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
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

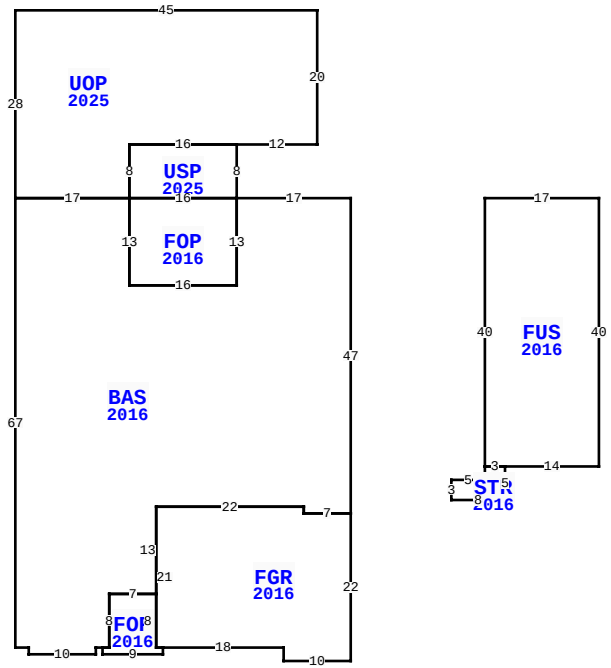
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,494	100	2016	2,494	299,746
FGR	622	55	2016	342	41,104
FOP	65	30	2016	20	2,404
FOP	208	30	2016	62	7,451
FUS	680	100	2016	680	81,727
STR	30	10	2016	3	361
UOP	1,036	20	2025	207	24,879
USP	128	30	2025	38	4,567
TOTALS	5,263			3,846	462,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,846	119.2950	125.26	481,750	2016	2016	0	0	0	4.05	95.95

1 SINGLE FAM 100% - 2025 Heated Area: 3174 HX Base Yr



86021 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		462,239
TOTAL MARKET OB/XF VALUE		7,415
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		534,654
SOH/AGL Deduction		19,153
ASSESSED VALUE		515,501
TOTAL EXEMPTION VALUE	13	515,501
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		534,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010409	COMBINATION OF CO	15,987	09/10/2024
B1632117	CO ISSUED	0	08/16/2016
B1632117	NEW CONSTR	395,061	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/313	8/18/2023	WD	Q	I	01	568,000
GRANTOR: PALM TYLER & JESSICA						
GRANTEE: BIRD TOMMIE L JR &						
2068/1783	8/24/2016	WD	Q	I	01	314,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PALM TYLER & JESSIC						

BUILDING NOTES

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
3	0912	SCRN RM G	0	100	26	14	364.00	SF	21.00	21.00	100	2025	2024	03	97	7,415	

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W17 S13 W16 N13 W17 S67 E2 S1 E10 N1 E1 E1 N8 E7 N13 E22 S1 E7 N47 $
UOP=[YR=2025;ORIG=-50,0] E17 N8 E16 E12 N20 W45 S28 $
FUS=[YR=2016;ORIG=20,0] E17 S40 W14 W3 N40 $
FGR=[YR=2016;ORIG=-28,67] E18 S2 E10 N22 W7 N1 W22 S21 E1 $
FOP=[YR=2016;ORIG=-17,0] W16 S13 E16 N13 $
USP=[YR=2025;ORIG=-33,0] E16 N8 W16 S8 $
FOP=[YR=2016;ORIG=-37,67] S1 E9 N1 W1 N8 W7 S8 W1 $
STR=[YR=2016;ORIG=23,40] S5 W8 N3 E5 N2 E3 $
PTR=[ORIG=0,0] E20 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,415

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 12/17/2024 BY TW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS