LOT 1
PLUMMER CREEK PHASE TWO B
PBK 8/170

PORTERFIELD MELVIN & VALERIA
85835 BLACK TERN DRIVE
YULEE, FL 32097

2026

12-2N-26-1603-0001-0000

BUILDING CHARACTERISTICS

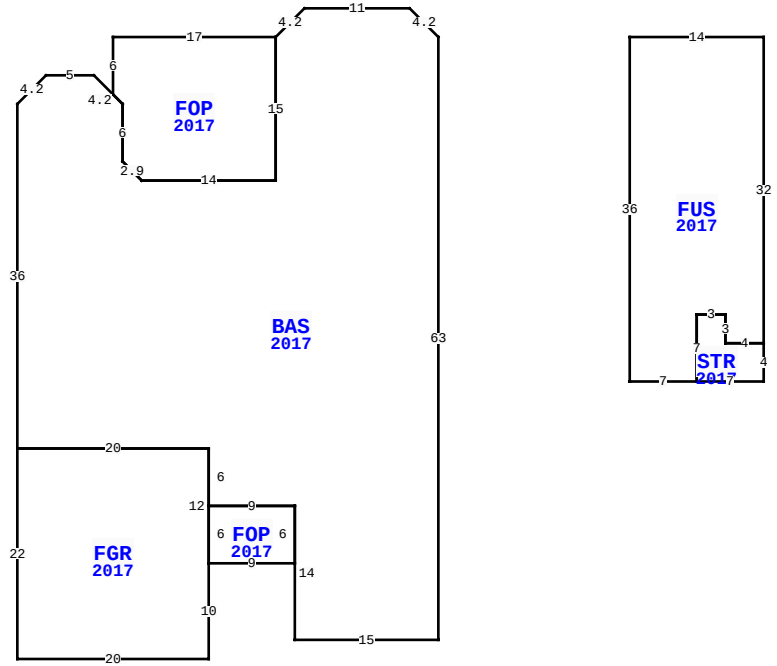
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	5014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100	2017	1,997	248,583
FGR	440	55	2017	242	30,124
FOP	54	30	2017	16	1,992
FOP	245	30	2017	74	9,211
FUS	467	100	2017	467	58,131
STR	37	10	2017	4	498
TOTALS	3,240			2,800	348,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,800	122.9184	129.06	361,368	2017	2017	0	0	0	3.55	96.45

1 SINGLE FAM 100% - 2020 Heated Area: 2464 HX Base Yr



85835 BLACK TERN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2026 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		348,539
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		413,539
SOH/AGL Deduction		101,855
ASSESSED VALUE		311,684
TOTAL EXEMPTION VALUE	13	311,684
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		413,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703445	CO ISSUED	0	01/02/2018
1703445	NEW CONSTR	301,088	06/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2699/477	3/12/2024	QC	U	I	11	100
GRANTOR: PORTERFIELD MELVIN						
GRANTEE: PORTERFIELD MELVIN						
2695/789	2/21/2024	QC	U	I	11	100
GRANTOR: PORTERFIELD MELVIN						
GRANTEE: PORTERFIELD VALERIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W11 D3 L3 FOP=[YR=2017] W17 S6 D1 R1 S6 D2 R2 E14 N15$ S15 W14 U2 L2 N6 U3 L3 W5 D3 L3 S36 FGR=[YR=2017] S22 E20 N10 FOP=[YR=2017] E9 N6 W9 S6$ N12 W20$ E20 S6 E9 S14 E15 N63 $ PTR=E20 FUS=[YR=2017] E14 S32 STR=[YR=2017] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ 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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS