LOT 9
PLUMMER CREEK PHASE TWO B
PBK 8/170

SEBOK SHELLY L/E/
85771 BLACK TERN DRIVE
YULEE, FL 32097

2026

12-2N-26-1603-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

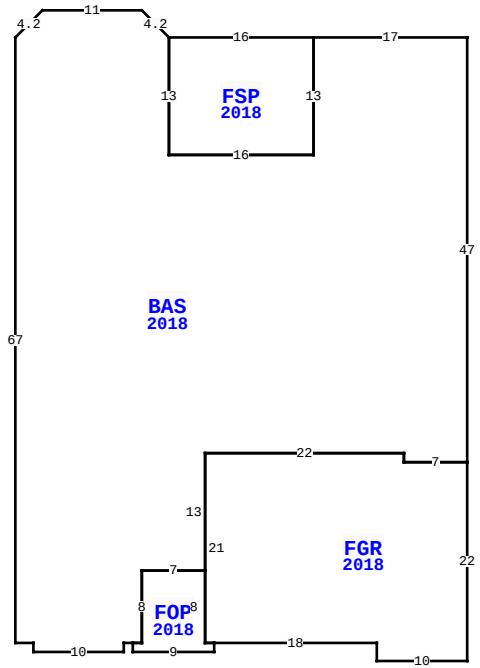
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	5014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,536	100	2018	2,536	313,247
FGR	622	55	2018	342	42,244
FOP	65	30	2018	20	2,470
FSP	208	40	2018	83	10,252
TOTALS	3,431			2,981	368,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,981	121.9086	128.00	381,568	2018	2018	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2024 Heated Area: 2536 HX Base Yr 2024



85771 BLACK TERN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		368,213
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		433,213
SOH/AGL Deduction		275,992
ASSESSED VALUE		157,221
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		100,810
TOTAL JUST VALUE		433,213
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004394	CO ISSUED	0	01/31/2018
17004394	NEW CONSTR	322,660	07/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
202645013342	4/30/2026	LE	U	I	11	100
GRANTOR: SEBOK SHELLY L/E						
GRANTEE: SEBOK BRYAN Robert						
2645/461	5/22/2023	WD	Q	I	01	479,000
GRANTOR: LAVARNWAY SETH A & AN						
GRANTEE: SEBOK SHELLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 FSP=[YR=2018] W16 S13 E16 N13$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E2 S1 E10 N1 E1 FOP=[YR=2018] S1 E9 N1 FGR=[YR=2018] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$.

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