LOT 11
IN OR 2180/20
PLUMMER CREEK PHASE TWO B

DUGGAN VONDA
85755 BLACK TERN DR
YULEE, FL 32097

2026

12-2N-26-1603-0011-0000

BUILDING CHARACTERISTICS

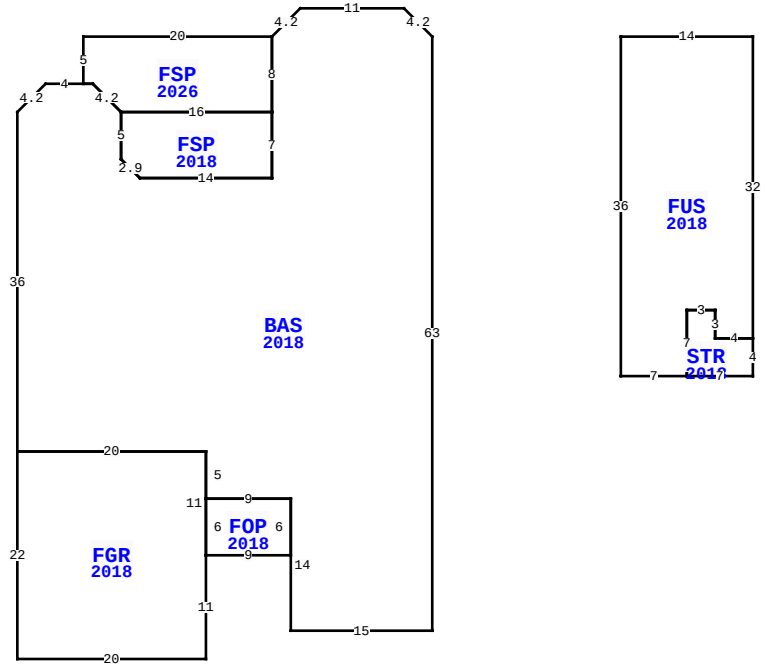
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	2,006	100	2018	2,006	255,001
FGR	440	55	2018	242	30,763
FOP	54	30	2018	16	2,034
FSP	110	40	2018	44	5,593
FSP	153	40	2026	61	7,755
FUS	467	100	2018	467	59,365
STR	37	10	2018	4	509
TOTALS	3,267			2,840	361,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,840	125.4528	131.73	374,113	2018	2018	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2019 Heated Area: 2473 HX Base Yr 2019



85755 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		361,019
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		476,019
SOH/AGL Deduction		130,796
ASSESSED VALUE		345,223
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		293,812
TOTAL JUST VALUE		476,019
NCON VALUE		59,153
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250005382	POOL RESI	59,390	05/19/2025
B250001939	INSTALLING A 20'	4,500	02/24/2025
17004195	CO ISSUED	0	02/16/2018
17004195	NEW CONSTR	302,755	07/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2180/0020	2/23/2018	WD	Q	I	02	274,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DUGGAN VONDA						
2127/1796	6/20/2017	WD	Q	V	05	316,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] U3L3 W11 D3L3 S8 S7 W14 U2L2 N5 U3L3 W1 W4 D3L3 S36 E20 S5 E9 S14 E15 N63 $
FUS=[YR=2018;ORIG=20,0] E14 S32 W4 N3 W3 S7 W7 N36 $
FGR=[YR=2018;ORIG=-44,44] S22 E20 N11 N11 W20 $
FSP=[YR=2018;ORIG=-17,8] W16 S5 D2R2 E14 N7 $
FOP=[YR=2018;ORIG=-24,55] E9 N6 W9 S6 $
STR=[YR=2018;ORIG=34,32] S4 W7 N7 E3 S3 E4 $
FSP=[YR=2026;ORIG=-17,8] W16 U3L3 W1 N5 E20 S8 $
PTR=[ORIG=0,0] E20 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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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 11/20/2025 BY TW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS