LOT 17
IN OR 2186/778
PLUMMER CREEK PHASE TWO B

BURDEN CRAIG A
85707 BLACK TERN DR
YULEE, FL 32097

2026

12-2N-26-1603-0017-0000

BUILDING CHARACTERISTICS

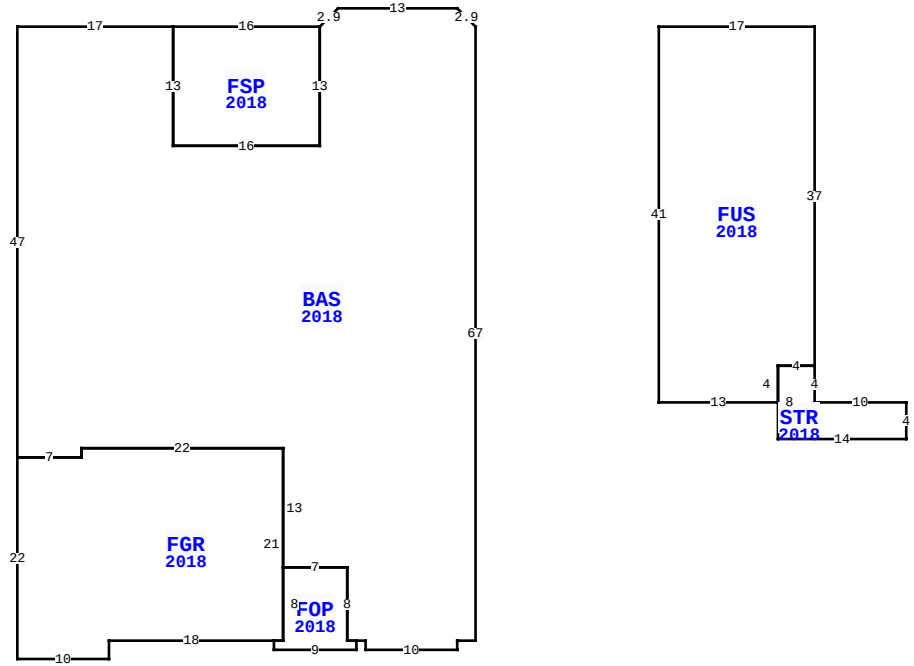
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	5014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,524	100	2018	2,524	304,068
FGR	622	55	2018	342	41,201
FOP	65	30	2018	20	2,410
FSP	208	40	2018	83	9,999
FUS	681	100	2018	681	82,040
STR	72	10	2018	7	843
TOTALS	4,172			3,657	440,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,657	118.8990	124.84	456,540	2018	2018	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2025 Heated Area: 3205 HX Base Yr



85707 BLACK TERN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2026 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		440,561
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		505,561
SOH/AGL Deduction		30,196
ASSESSED VALUE		475,365
TOTAL EXEMPTION VALUE	13	475,365
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		505,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004756	CO ISSUED	0	03/19/2018
17004756	NEW CONSTR	399,370	08/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2186/0778	3/27/2018	WD	Q	I	02	311,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BURDEN CRAIG A						
2134/1867	7/20/2017	WD	Q	V	05	292,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U2 L2 W13 D2 L2 FSP=[YR=2018] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2018] S22 E10 N2 E18 FOP=[YR=2018] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E2 S1 E10 N1 E2 N67$ PTR=E20 FUS=[YR=2018] E17 S37 STR=[YR=2018] S4 E10 S4 W14 N8 E4$ W4 S4 W13 N41$ 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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS