

LOT 20
IN OR 2142/909
PLUMMER CREEK PHASE TWO B

BURNS AMBER B
85694 BLACK TERN
YULEE, FL 32097

2026

12-2N-26-1603-0020-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	10	ABOVE AVG 90	0100	01	2,989	127.0786	133.43	398,822	2017	2017	0	0	0	3.55	96.45	VALUATION BY STANDARD														
Exterior Wall	21	STONE 10	1 SINGLE FAM 100% - 2018 Heated Area: 2526 HX Base Yr 2018													Tax Group: 4 Tax Dist:														
Roof Structur	03	GABLE/HIP 100														BUILDING MARKET VALUE 384,664														
Roof Cover	03	COMP SHNGL 100														TOTAL MARKET OB/XF VALUE 50,000														
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET 65,000														
Interior Floo	11	CLAY TILE 100														TOTAL MARKET VALUE 499,664														
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 208,063														
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 291,601														
Bedrooms	4	100														TOTAL EXEMPTION VALUE HX HB 51,411														
Bathrooms	3	100														BASE TAXABLE VALUE 240,190														
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 499,664														
Stories	1.	1. 100														NCON VALUE 0														
Units	0	100	INCOME VALUE																											
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 463,956																											
Quality 05 Quality Level 05																PERMIT NUM DESCRIPTION AMT ISSUED														
DOR CODE 0100 SINGLE FAMILY																SP230015769 INGROUND GUNITE S 72,289 12/11/2023														
MAP NUM MKT AREA 05																17007307 CO ISSUED 0 08/14/2017														
NEIGHBORHOOD/LOC 5014.00																17007307 NEW CONSTR 325,064 03/01/2017														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														SALES DATA											
BAS	2,526	100	2017	2,526	325,079														OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
FGR	622	55	2017	342	44,013														2142/0909 8/17/2017 WD Q I 01 304,000											
FOP	65	30	2017	20	2,574														GRANTOR: DREAM FINDERS HOMES L											
FOP	336	30	2017	101	12,998														GRANTEE: BURNS AMBER B											
TOTALS 3,549 2,989 384,664			85694 BLACK TERN DR, YULEE													2097/0670 1/25/2017 WD Q V 05 508,000														
EXTRA FEATURES			BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/01/2026 MLU													GRANTOR: BWC LAND PLUMMER LLC														
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	GRANTEE: DREAM FINDERS HOMES														
4	0860	POOL/SPA	0 100	0 0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000		BUILDING NOTES														
																	BUILDING DIMENSIONS													
																	BAS=[YR=2017] U3 L3 W11 D3 L3 FOP=[YR=2017] N8 W16 S21 E16 N13\$ S13 W16 N13 W17 S47 FGR=[YR=2017] S22 E10 N2 E18 FOP=[YR=2017] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N21 W22 S1 W7\$ E7 N1 E22 S13 E7 S8 E14 N67\$.													
LAND DESCRIPTION																	TOTAL OB/XF 50,000													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 05/22/2024 BY TW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS																														