LOT 22
PLUMMER CREEK PHASE TWO B
PBK 8/170

HIGGINS JAMES ROY III & SHARON LYNN/HIGGINS JAMES
85710 BLACK TERN DRIVE
YULEE, FL 32097

2026

12-2N-26-1603-0022-0000

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

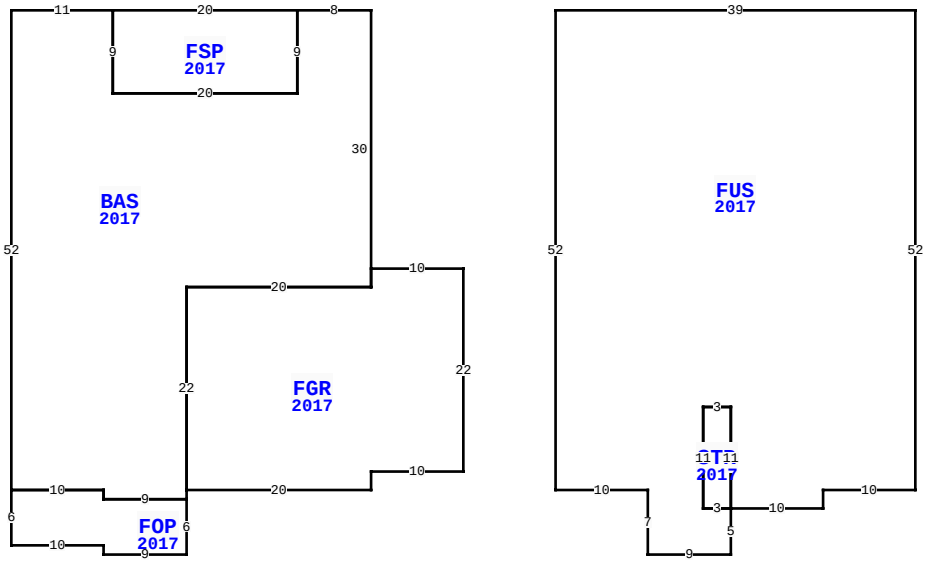
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	2017	1,417	161,106
FGR	660	55	2017	363	41,271
FOP	114	30	2017	34	3,866
FSP	180	40	2017	72	8,186
FUS	2,078	100	2017	2,078	236,259
STR	33	10	2017	3	341
TOTALS	4,482			3,967	451,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,967	112.2660	117.88	467,630	2017	2017	0	0	0	3.55	96.45

1 SINGLE FAM 0% - 2026 Heated Area: 3495 HX Base Yr



85710 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	451,029
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	516,029
SOH/AGL Deduction	0
ASSESSED VALUE	516,029
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	516,029
TOTAL JUST VALUE	516,029
NCON VALUE	74,463
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	472,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004482	CO ISSUED	0	01/02/2018
17004482	NEW CONSTR	440,288	07/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2777/745	3/26/2025	WD	Q	I	01	569,000
GRANTOR: DOUGLAS JONATHAN ANDR						
GRANTEE: HIGGINS JAMES ROY I						
2397/0666	10/01/2020	WD	Q	I	01	382,000
GRANTOR: CLAYTON NATALIE & BRA						
GRANTEE: DOUGLAS JONATHAN AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W8 FSP=[YR=2017] W20 S9 E20 N9$ S9 W20 N9 W11 S52 FOP=[YR=2017] S6 E10 S1 E9 N6 W9 N1 W10$ E10 S1 E9 N1 FGR=[YR=2017] E20 N2 E10 N22 W10 S2 W20 S22$ N22 E20 N30$ PTR=E20 FUS=[YR=2017] E39 S52 W10 S2 W10 STR=[YR=2017] W3 N11 E3 S11$ N11 W3 S11 E3 S5 W9 N7 W10 N52$ 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	0	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