LOT 24
IN OR 2144/784
PLUMMER CREEK PHASE TWO B

QUEERN DANIELLE NICOLE & JAMES MATTHEW
85726 BLACK TERN DRIVE
YULEE, FL 32097

2026

12-2N-26-1603-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

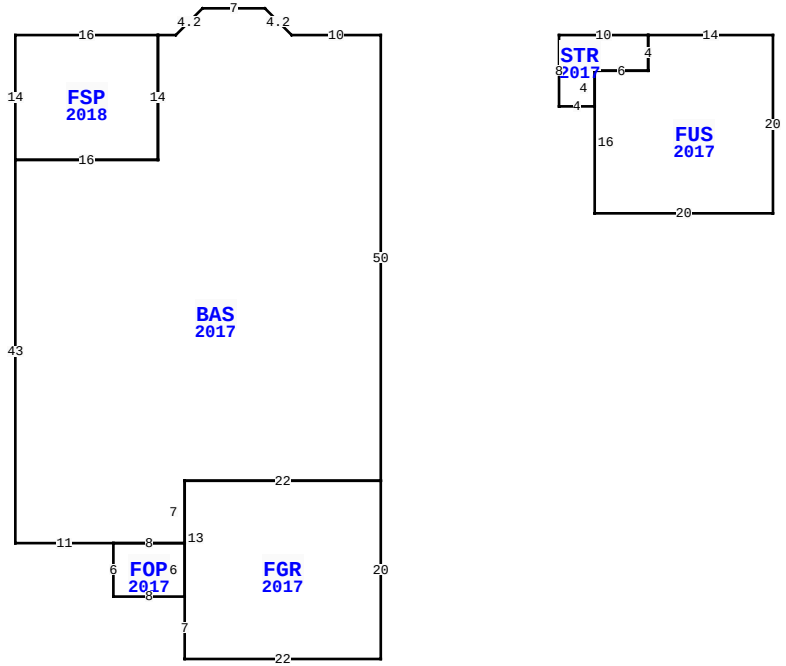
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	1,989	100	2017	1,989	252,188
FGR	440	55	2017	242	30,683
FOP	48	30	2017	14	1,775
FSP	224	40	2018	90	11,411
FUS	376	100	2017	376	47,674
STR	56	10	2017	6	760
TOTALS	3,133			2,717	344,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,717	125.1360	131.39	356,987	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2018 Heated Area: 2365 HX Base Yr 2018



85726 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		344,492
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		409,492
SOH/AGL Deduction		128,907
ASSESSED VALUE		280,585
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		229,174
TOTAL JUST VALUE		409,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007540	CO ISSUED	0	08/21/2017
17001886	NEW CONSTR	289,879	04/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2144/0784	8/30/2017	WD	Q	I	01	285,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: QUEERN DANIELLE NIC						
2108/1361	3/23/2017	WD	Q	V	05	299,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W10 U3 L3 W7 D3 L3 W2 FSP=[YR=2018] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E22 N20 W22 S13$ N6 W8 $ E8 N7 E22 N50$ PTR=E20 STR=[YR=2017] E10 FUS=[YR=2017] E14 S20 W20 N16 E6 N4$ S4 W6 S4 W4 N8$ W20$.

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS