LOT 27
PLUMMER CREEK PHASE TWO B
PBK 8/170

SANCHEZ FRED & YNES
85766 BLACK TERN DR
YULEE, FL 32097

2026

12-2N-26-1603-0027-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

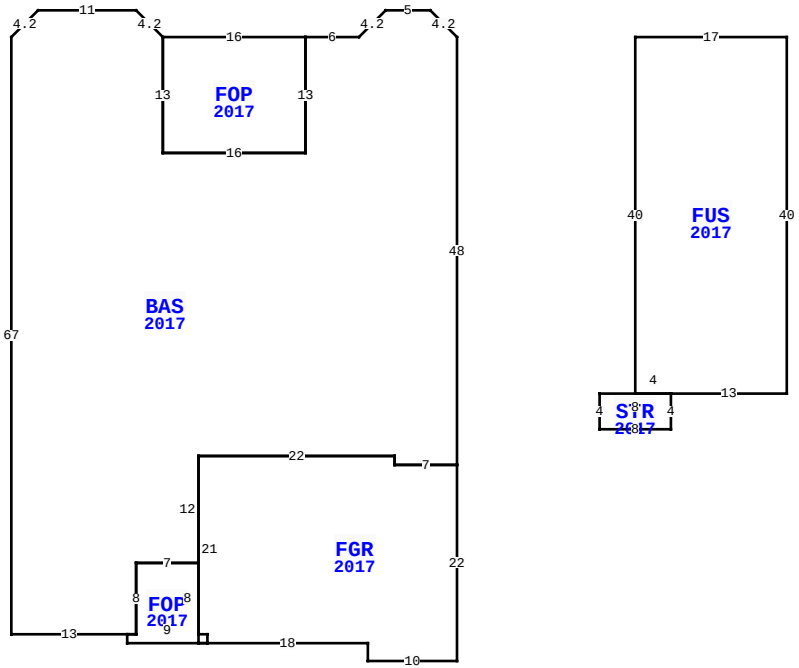
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,579	100	2017	2,579	297,623
FGR	622	55	2017	342	39,467
FOP	65	30	2017	20	2,308
FOP	208	30	2017	62	7,155
FUS	680	100	2017	680	78,474
STR	32	10	2017	3	346
TOTALS	4,186			3,686	425,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,686	113.9490	119.65	441,030	2017	2017	0	0	0	3.55	96.45

1 SINGLE FAM 100% - 2022 Heated Area: 3259 HX Base Yr



85766 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		425,373
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		490,373
SOH/AGL Deduction		38,636
ASSESSED VALUE		451,737
TOTAL EXEMPTION VALUE	13	451,737
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		490,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1701896	CO ISSUED	0	09/19/2017
1701896	NEW CONSTR	0	06/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2150/0808	10/02/2017	WD	Q	I	01	336,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SANCHEZ FRED & YNES						
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;ORIG=0,0] U3L3 W5 D3L3 W6 S13 W16 N13 U3L3 W11 D3L3 S67 E13 E1 N8 E7 N12 E22 S1 E7 N48 $
FUS=[YR=2017;ORIG=20,0] E17 S40 W13 W4 N40 $
FGR=[YR=2017;ORIG=-28,68] E18 S2 E10 N22 W7 N1 W22 S21 E1 $
FOP=[YR=2017;ORIG=-17,0] W16 S13 E16 N13 $
FOP=[YR=2017;ORIG=-37,67] S1 E9 N1 W1 N8 W7 S8 W1 $
STR=[YR=2017;ORIG=24,40] S4 W8 N4 E8 $
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

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