LOT 30
IN OR 2186/306
PLUMMER CREEK PHASE TWO B

SKINNER AMANDA E/DONOHUE SEAN M
85790 BLACK TERN DR
YULEE, FL 32097

2026

12-2N-26-1603-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
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

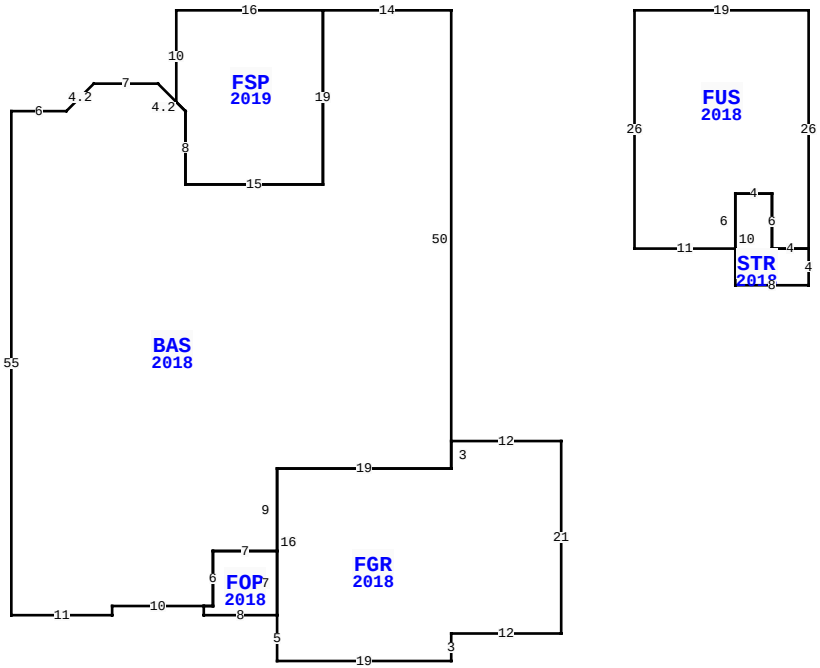
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,340	100	2018	2,340	294,106
FGR	651	55	2018	358	44,995
FOP	50	30	2018	15	1,886
FSP	296	40	2019	118	14,831
FUS	470	100	2018	470	59,073
STR	56	10	2018	6	754
TOTALS	3,863			3,307	415,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,307	123.4640	129.64	428,719	2018	2018	0	0	0	3.05	96.95

1 SINGLE FAM 0% - 0 Heated Area: 2810 HX Base Yr



85790 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	415,643
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	480,643
SOH/AGL Deduction	0
ASSESSED VALUE	480,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	480,643
TOTAL JUST VALUE	480,643
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	439,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005862	CO ISSUED	0	03/19/2018
1708790	NEW CONSTR	352,546	10/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2186/0306	3/26/2018	WD	Q	I	01	336,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SKINNER AMANDA E &						
2143/1043	8/25/2017	WD	Q	V	05	288,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FSP=[YR=2019] W16 S10 D1 R1 S8 E15 N19$ S19 W15 N8 U3 L3 W7 D3 L3 W6 S55 E11 N1 E10 FOP=[YR=2018] S1 E8 FGR=[YR=2018] S5 E19 N3 E12 N21 W12 S3 W19 S16$ N7 W7 S6 W1$ E1 N6 E7 N9 E19 N50$ PTR=E20 FUS=[YR=2018] E19 S26 STR=[YR=2018] S4 W8 N10 E4 S6 E4$ W4 N6 W4 S6 W11 N26$ 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