LOT 33
IN OR 2216/266
PLUMMER CREEK PHASE TWO B

NANCE TODD ALAN
85814 BLACK TERN DRIVE
YULEE, FL 32097

2026

12-2N-26-1603-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

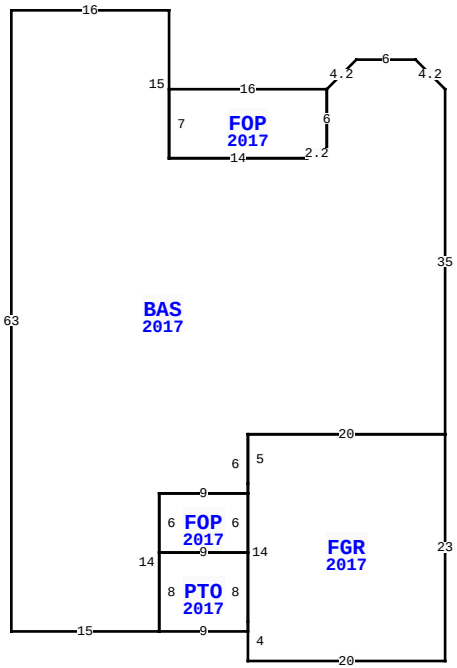
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,938	100	2017	1,938	247,891
FGR	460	55	2017	253	32,361
FOP	54	30	2017	16	2,047
FOP	111	30	2017	33	4,221
PTO	72	5	2017	4	511
TOTALS	2,635			2,244	287,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,244	126.2338	132.55	297,442	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2018 Heated Area: 1938 HX Base Yr 2018



85814 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		287,032
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		352,032
SOH/AGL Deduction		106,777
ASSESSED VALUE		245,255
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		193,844
TOTAL JUST VALUE		352,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001617	CO ISSUED	0	09/15/2017
17001617	NEW CONSTR	244,008	04/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2216/0266	7/17/2018	QC	U	I	11	100
GRANTOR: NANCE KIMBERLY G						
GRANTEE: NANCE TODD A						
2148/0274	9/25/2017	WD	Q	I	01	237,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: NANCE TODD ALAN & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] U3L3 W6 D3L3 S6 D1L2 W14 N15 W16 S63
E15 N14 E9 N6 E20 N35 $
FGR=[YR=2017;ORIG=-20,54] S4 E20 N23 W20 S5 S14 $
FOP=[YR=2017;ORIG=-12,0] W16 S7 E14 U1R2 N6 $
PTO=[YR=2017;ORIG=-29,55] E9 N8 W9 S8 $
FOP=[YR=2017;ORIG=-20,41] W9 S6 E9 N6 $
.

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