LOT 4
IN OR 1924/1606
PLUMMER CREEK #1 PB 8/28

KUEHLE STUART M & VICTORIA C
79927 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1601-0004-0000

BUILDING CHARACTERISTICS

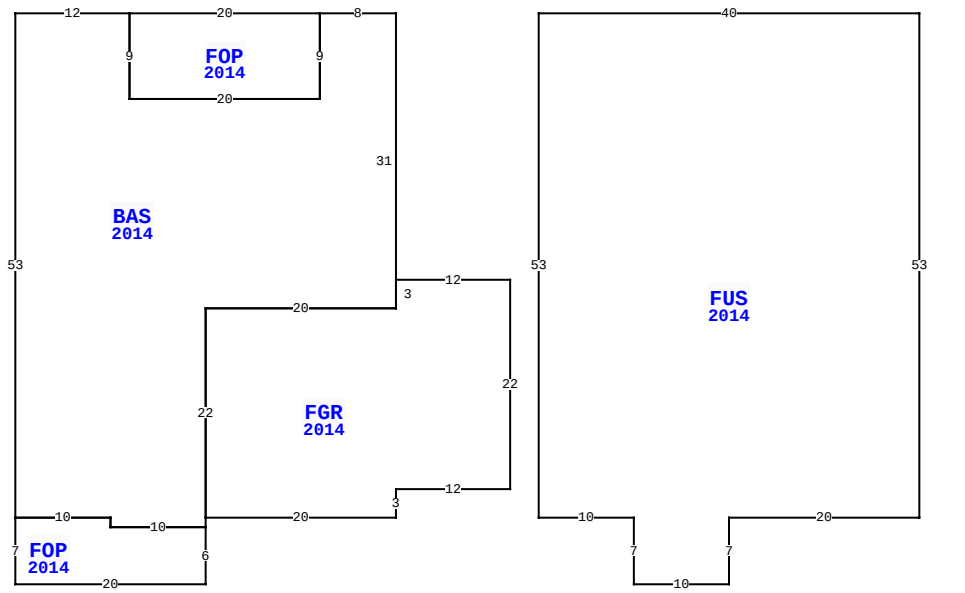
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,510	100	1,510	135,121
FGR	704	55	387	34,631
FOP	130	30	39	3,489
FOP	180	30	54	4,832
FUS	2,190	100	2,190	195,971
TOTALS	4,714		4,180	374,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,180	102.7488	92.73	387,611	2014	2014	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2015 Heated Area: 3700 HX Base Yr 2015



79927 PLUMMERS CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		374,045
TOTAL MARKET OB/XF VALUE		45,309
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		474,354
SOH/AGL Deduction		171,282
ASSESSED VALUE		303,072
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		253,072
TOTAL JUST VALUE		474,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004213	SWIM POOL	70,264	06/01/2018
B1428284	CO ISSUED	0	05/21/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1924/1606	5/13/2014	WD	Q	I	02	249,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KUEHLE STUART M & V						
1897/0182	1/06/2014	SW	Q	V	05	97,500
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W8 FOP=[YR=2014] W20 S9 E20 N9$ S9 W20 N9 W12
S53 FOP=[YR=2014] S7 E20 N6 W10 N1 W10$ E10 S1 E10 N1
FGR=[YR=2014] E20 N3 E12 N22 W12 S3 W20 S22$ N22 E20 N31$
PTR=E15 FUS=[YR=2014] E40 S53 W20 S7 W10 N7 W10 N53$ W15$.

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
1	0812	CONCRETE C	0	100	0	0	1,320.00	SF	4.00	4.00	100	2014	2014	3	95	5,016	
2	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	2018	2018	3	90	26,775	
3	0855	CONC PAVER	0	100	0	0	519.00	SF	10.00	10.00	100	2018	2018	3	98	5,086	
4	0476	VF 6 SBPL	0	100	0	0	268.00	LF	32.00	32.00	100	2018	2018	3	95	8,147	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 45,309

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	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/26/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS