LOT 5
IN OR 2000/348
PLUMMER CREEK #1 PB 8/28

HINCHLIFFE BENJAMIN
96098 SCARLET OAKS COURT
YULEE, FL 32097

2023

12-2N-26-1601-0005-0000

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 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

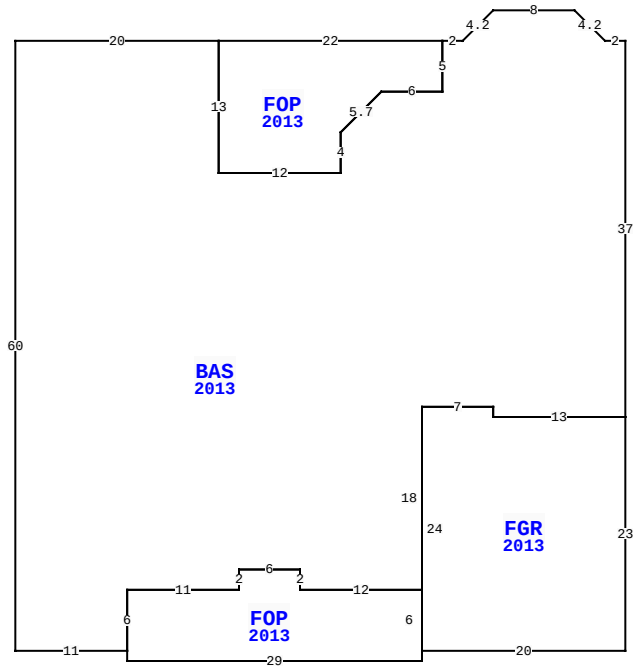
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,766	100	2,766	278,733
FGR	467	55	257	25,898
FOP	214	30	64	6,449
FOP	215	30	64	6,449
TOTALS	3,662		3,151	317,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,151	116.3064	104.97	330,760	2013	2013	0	0	0	4.00	96.00

1 SINGLE FAM – 0% - 0 Heated Area: 2766 HX Base Yr



79921 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	317,530
TOTAL MARKET OB/XF VALUE	5,125
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	377,655
SOH/AGL Deduction	28,412
ASSESSED VALUE	349,243
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	349,243
TOTAL JUST VALUE	377,655
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	317,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327282	CO ISSUED	0	09/20/2013
B1327282	NEW CONSTR	322,989	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2000/0348	8/20/2015	QC	U	I	11	100
GRANTOR: HINCHLIFFE FARRAH E						
GRANTEE: HINCHLIFFE BENJAMIN						
1887/1086	10/28/2013	WD	Q	I	01	231,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: HINCHLIFFE FARRAH E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W2 U3 L3 W8 D3 L3 W2 FOP=[YR=2013] W22 S13 E12 N4 U4 R4 E6 N5$ S5 W6 D4 L4 S4 W12 N13 W20 S60 E11 FOP=[YR=2013] S1 E29 N1 FGR=[YR=2013] E20 N23 W13 N1 W7 S24$ N6 W12 N2 W6 S2 W11 S6 $ N6 E11 N2 E6 S2 E12 N18 E7 S1 E13 N37$.

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
1	0810	CONCRETE A	0	0	0	0	830.00	SF	6.50	6.50	100	2013	2013	3	95	5,125	

LAND DESCRIPTION

TOTAL OB/XF 5,125

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	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/29/2018 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS