



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	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	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	2,061	100	2,061	218,138
FGR	480	55	264	27,943
FOP	21	30	6	635
FOP	120	30	36	3,810
TOTALS	2,682		2,367	250,527

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		796.00	SF 6.50	6.50	100	2014	2014	3	95	4,915
2	0476	VF 6 SBPL	0	0	0	0		234.00	LF 32.00	32.00	100	2014	2014	3	89	6,664
3	0470	VNYL GATE	0	0	0	0		1.00	UT 300.00	300.00	100	2014	2014	3	89	267

LAND DESCRIPTION			TOTAL OB/XF 11,846													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1			
0100	01	2,367	121.5249	109.68	259,613	2014	2014	0	0	0	3.50	96.50				
1 SINGLE FAM - 0% - 2023				Heated Area: 2061				HX Base Yr								
Diagram of a property lot with dimensions and area calculations. The lot is 38' wide and 29' deep. It includes a 12' x 12' area labeled FOP 2014, a 24' x 24' area labeled FGR 2014, and a 5' x 5' area labeled FOP 2014. The total area is 2,061 sq ft.																

EXTRA FEATURES												SALES DATA			
79915 PLUMMERS CREEK DR, YULEE												OFF RECORD			
												Number			
												DATE			
												TYPE INST			
												Q U			
												V I			
												RSN CD			
												SALE PRICE			
												2556/0854			
												4/18/2022			
												WD Q			
												I			
												01			
												429,500			

TOTAL OB/XF											11,846	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00		
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