LOT 7
IN OR 1891/1187
PLUMMER CREEK #1 PB 8/28

NUNEZ LINDA D
79909 PLUMMER CREEK DR
YULEE, FL 32097

2023

12-2N-26-1601-0007-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

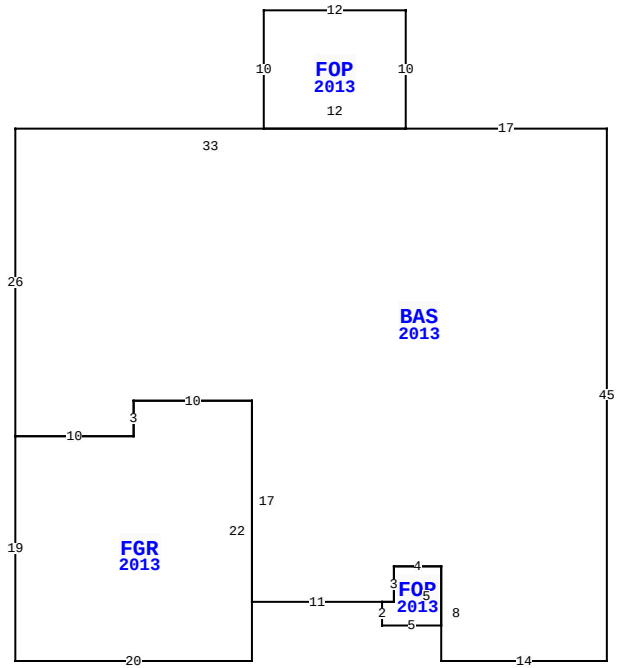
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100	1,748	181,551
FGR	410	55	226	23,473
FOP	22	30	7	727
FOP	120	30	36	3,739
TOTALS	2,300		2,017	209,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,017	119.8785	108.19	218,219	2013	2013	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1748 HX Base Yr 2014



79909 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		209,490
TOTAL MARKET OB/XF VALUE		4,946
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		269,436
SOH/AGL Deduction		78,027
ASSESSED VALUE		191,409
TOTAL EXEMPTION VALUE	HX HB WX 13	191,409
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		269,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327540	CO ISSUED	0	11/21/2013
B1327540	NEW CONSTR	206,847	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1891/1187	11/22/2013	WD	Q	I	02	179,100
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: NUNEZ LINDA D						
1860/0149	5/31/2013	SW	U	V	30	95,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W17 FOP=[YR=2013] N10 W12 S10 E12$ W33 S26
FGR=[YR=2013] S19 E20 N22 W10 S3 W10$ E10 N3 E10 S17 E11
FOP=[YR=2013] S2 E5 N5 W4 S3 W1$ E1 N3 E4 S8 E14 N45$.

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	0810	CONCRETE A	0	100	0	0	801.00	SF	6.50	6.50	100	2013	2013	3	95	4,946	

LAND DESCRIPTION

TOTAL OB/XF 4,946

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 06/21/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS