LOT 10
IN OR 2153/1465
PLUMMER CREEK #1 PB 8/28

BAUERNFEIND RYAN W/KOVALENKO OKSANA S
79877 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1601-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

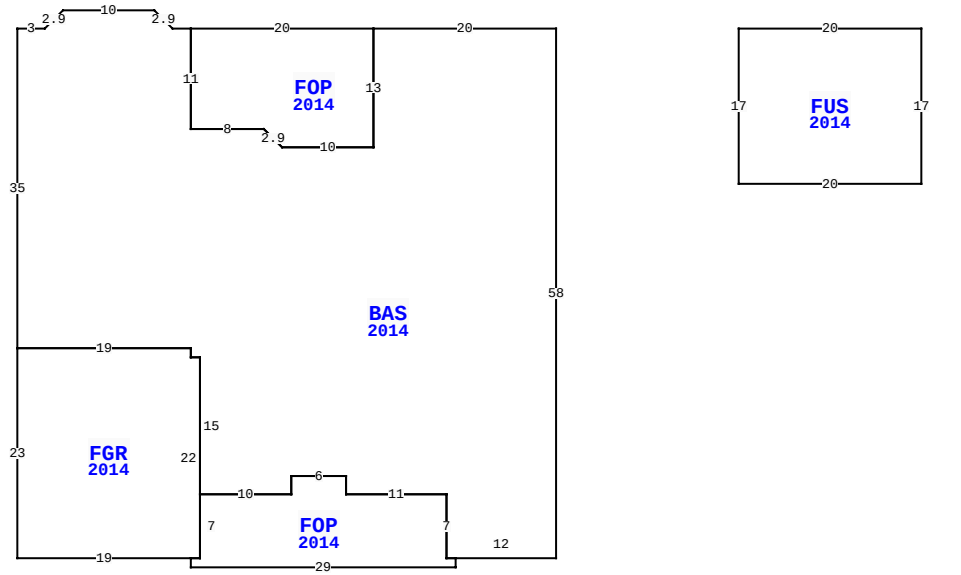
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	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	2,544	100	2,544	251,486
FGR	459	55	252	24,911
FOP	230	30	69	6,821
FOP	242	30	73	7,216
FUS	340	100	340	33,611
TOTALS	3,815		3,278	324,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,278	113.5050	102.44	335,798	2014	2014	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2884 HX Base Yr 2022



79877 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		324,045
TOTAL MARKET OB/XF VALUE		4,878
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		383,923
SOH/AGL Deduction		51,473
ASSESSED VALUE		332,450
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		282,450
TOTAL JUST VALUE		383,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429236	NEW CONSTR	341,029	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2153/1465	10/16/2017	WD	Q	I	01	280,000
GRANTOR: NALLEY NATHAN N & TIF						
GRANTEE: BAUERNFEIND RYAN W						
1957/1185	1/09/2015	WD	Q	I	01	249,900
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: NALLEY NATHAN N & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W20 FOP=[YR=2014] W20 S11 E8 D2 R2 E10 N13$ S13 W10 U2 L2 W8 N11 W2 U2 L2 W10 D2 L2 W3 S35 FGR=[YR=2014] S23 E19 FOP=[YR=2014] S1 E29 N1 W1 N7 W11 N2 W6 S2 W10 S7 W1$ E1 N22 W1 N1 W19$ E19 S1 E1 S15 E10 N2 E6 S2 E11 S7 E12 N58$ PTR=E20 FUS=[YR=2014] E20 S17 W20 N17$ W20$.

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	790.00	SF	6.50	6.50	100	2014	2014	3	95	4,878	

LAND DESCRIPTION

TOTAL OB/XF 4,878

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

REVIEW DATE 10/22/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS