LOT 12
PLUMMER CREEK #1 PB 8/28

RIVERS REGINALD M & TONIA E
79863 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1601-0012-0000

BUILDING CHARACTERISTICS

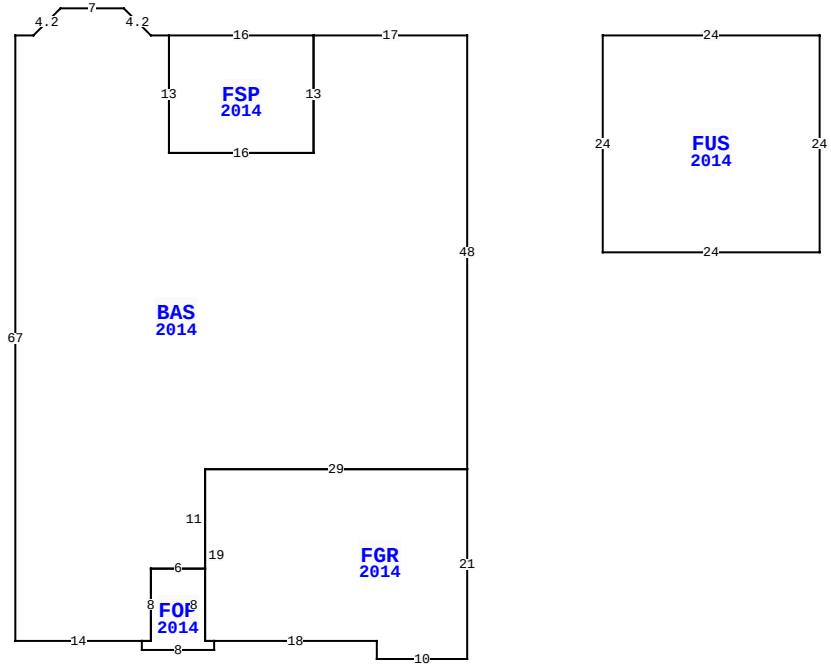
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	2,573	100	2,573	243,327
FGR	571	55	314	29,695
FOP	56	30	17	1,608
FSP	208	40	83	7,849
FUS	576	100	576	54,472
TOTALS	3,984		3,563	336,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,563	109.1475	98.51	350,991	2014	2014	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2019 Heated Area: 3149 HX Base Yr



79863 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		336,951
TOTAL MARKET OB/XF VALUE		12,020
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		403,971
SOH/AGL Deduction		0
ASSESSED VALUE		403,971
TOTAL EXEMPTION VALUE	13	403,971
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		403,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428486	CO ISSUED	0	07/25/2014
B1428486	NEW CONSTR	352,481	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2190/0841	4/12/2018	WD	Q	I	01	325,000
GRANTOR: BENNETT BENJAMIN H &						
GRANTEE: RIVERS REGINALD M &						
2036/0973	3/28/2016	WD	Q	I	01	291,600
GRANTOR: *CONFIDENTIAL*						
GRANTEE: BENNETT BENJAMIN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FSP=[YR=2014] W16 S13 E16 N13$ S13 W16 N13 W2 U3 L3 W7 D3 L3 W2 S67 E14 FOP=[YR=2014] S1 E8 N1 FGR=[YR=2014] E18 S2 E10 N21 W29 S19 E1$ W1 N8 W6 S8 W1$ E1 N8 E6 N11 E29 N48 $ PTR=E15 FUS=[YR=2014] E24 S24 W24 N24$ 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	0811	CONCRETE B	0	100	0	0	1,361.00	SF	5.20	5.20	100	2014	2014	3	95	6,723	
2	0476	VF 6 SBPL	0	100	0	0	186.00	LF	32.00	32.00	100	2014	2014	3	89	5,297	

LAND DESCRIPTION

TOTAL OB/XF 12,020

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