

LOT 13
IN OR 1895/274
PLUMMER CREEK #1 PB 8/28

MEAD FREDERICK A & BARBARA A
79857 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1601-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	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	2,239	100	2,239	220,710
FGR	708	55	389	38,346
FOP	122	30	37	3,647
FSP	264	40	106	10,449
FUS	470	100	470	46,330
STR	45	10	4	394

TOTALS 3,848 3,245 319,876

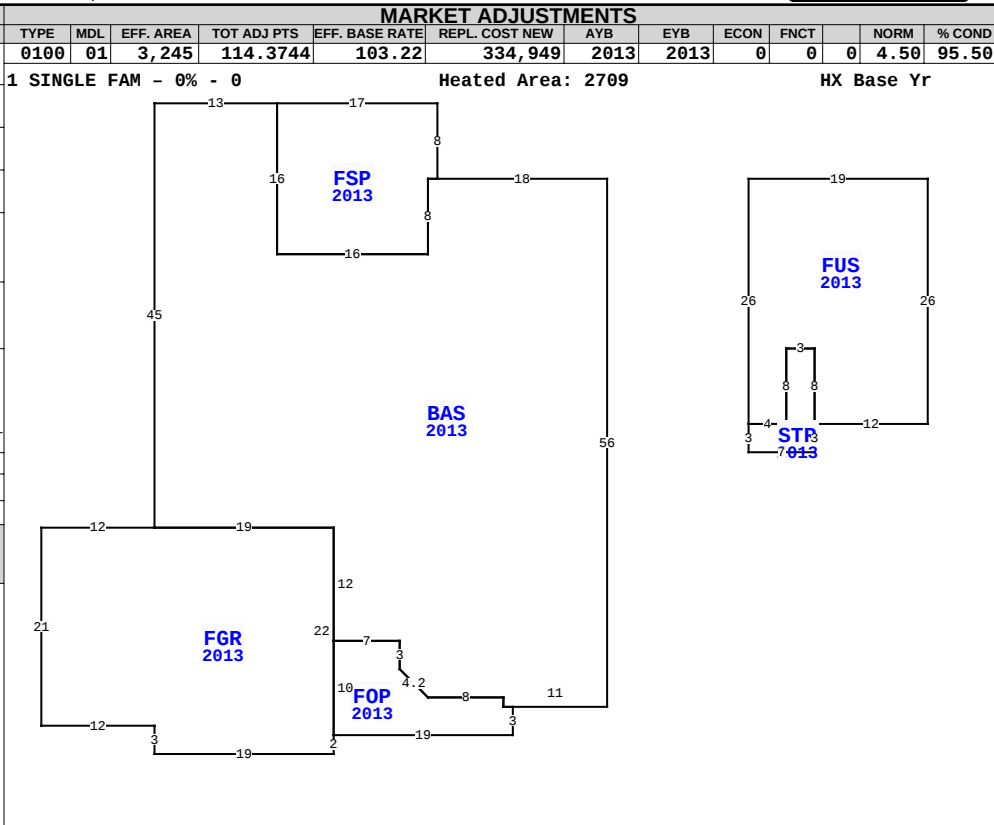
EXTRA FEATURES

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	0811	CONCRETE B	0	0	0	0	1,085.00	SF	5.20	5.20	100	2013	2013	3	95	5,360	
2	0476	VF 6 SBPL	0	0	0	0	98.00	LF	32.00	32.00	100	2013	2013	3	87	2,728	
3	0855	CONC PAVER	0	0	0	0	569.00	SF	10.00	10.00	100	2018	2018	3	98	5,576	
4	0861	POOL GUNIT	0	0	0	0	339.00	SF	85.00	85.00	100	2019	2019	3	93	26,798	
5	0855	CONC PAVER	0	0	0	0	296.00	SF	10.00	10.00	100	2019	2019	3	99	2,930	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	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 05/07/2020 BY KB



79857 PLUMMERS CREEK DR, YULEE

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

TOTAL OB/XF 43,392

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		319,876
TOTAL MARKET OB/XF VALUE		43,392
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		418,268
SOH/AGL Deduction		36,652
ASSESSED VALUE		381,616
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		381,616
TOTAL JUST VALUE		418,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005016	SWIM POOL	45,114	06/01/2019
B1327366	CO ISSUED	0	09/19/2013
B1327366	NEW CONSTR	331,698	06/01/2013

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1895/0274	9/23/2013	WD	Q	I	01	257,000

GRANTOR: DREAM FINDERS HOMES L
GRANTEE: MEAD FREDERICK A &
1848/1711 3/28/2013 WD Q I 05 115,000
GRANTOR: BWC LAND PLUMMER LLC
GRANTEE: DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W18 FSP=[YR=2013] N8 W17 S16 E16 N8 E1\$ W1 S8 W16 N16 W13 S45 FGR=[YR=2013] W12 S21 E12 S3 E19 N2 FOP=[YR=2013] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10\$ N22 W19\$ E19 S12 E7 S3 D3 R3 E8 S1 E11 N56\$ PTR=E15 FUS=[YR=2013] E19 S26 W12 STR=[YR=2013] S3 W7 N3 E4 N8 E3 S8\$ N8 W3 S8 W4 N26\$ W15\$.

PRINTED 08/02/2023 BY SYS