LOT 16
IN OR 2172/321
PLUMMER CREEK #1 PB 8/28

GOLD SHERRY L/E/
79839 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1601-0016-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	14	CARPET 40
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

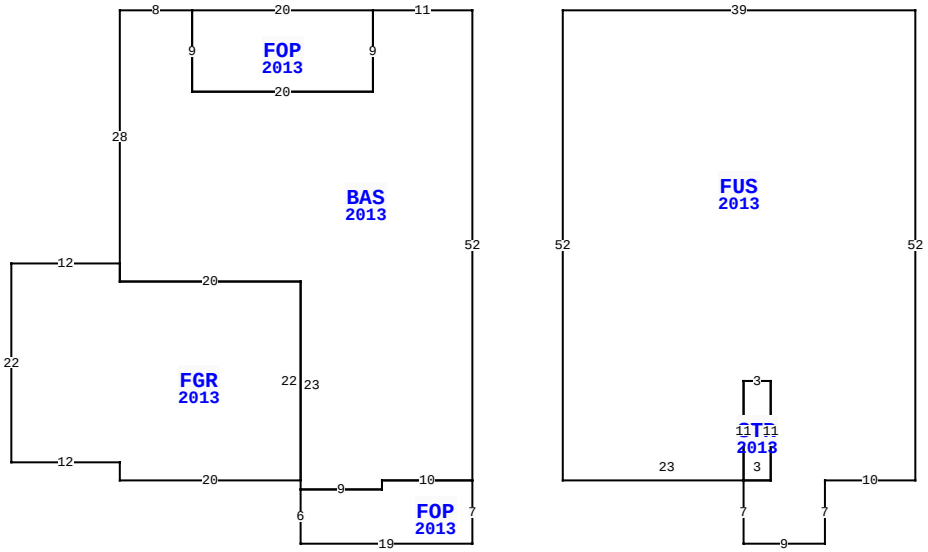
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	1,417	129,094
FGR	704	55	387	35,257
FOP	124	30	37	3,371
FOP	180	30	54	4,920
FUS	2,124	100	2,124	193,505
STR	33	10	3	274
TOTALS	4,582		4,022	366,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,022	105.1512	94.90	381,688	2013	2013	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2014 Heated Area: 3541 HX Base Yr 2014



79839 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		366,420
TOTAL MARKET OB/XF VALUE		5,513
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		426,933
SOH/AGL Deduction		146,797
ASSESSED VALUE		280,136
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		175,136
TOTAL JUST VALUE		426,933
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226723	CO ISSUED	0	05/21/2013
P16333	NEW CONSTR	0	01/01/2013
B1226723	NEW CONSTR	406,481	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2172/0321	1/09/2018	LE	U	I	11	100
GRANTOR: GOLD SHERRY						
GRANTEE: GOLD SHERRY L/E						
1859/0645	5/24/2013	WD	Q	I	01	240,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GOLD SHERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W11 FOP=[YR=2013] W20 S9 E20 N9$ S9 W20 N9 W8 S28 FGR=[YR=2013] W12 S22 E12 S2 E20 N22 W20 N2$ S2 E20 S23 FOP=[YR=2013] S6 E19 N7 W10 S1 W9$ E9 N1 E10 N52$ PTR= E10 FUS=[YR=2013] E39 S52 W10 S7 W9 N7 STR=[YR=2013] E3 N11 W3 S11$ N11 E3 S11 W23 N52$ W10$.

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	1,116.00	SF	5.20	5.20	100	2013	2013	3	95	5,513	

LAND DESCRIPTION

TOTAL OB/XF 5,513

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 06/29/2018 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS