

LOT 19
IN OR 2204/1852
PLUMMER CREEK #1 PB 8/28

ZOLTY DANIELLE V & ABRAHAM J
79801 PLUMMER CREEK DR
YULEE, FL 32097

2023

12-2N-26-1601-0019-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		6	100
Bathrooms		4	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
BAS	1,543	100	1,543
FGR	748	55	411
FOP	110	30	33
FOP	228	30	68
FUS	1,474	100	1,474
STR	48	10	5
TOTALS	4,151		3,534
			352,217

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,534	114.4395	103.28	364,992	2014	2014	0	0	3.50	96.50

1 SINGLE FAM - 100% - 2019 Heated Area: 3017 HX Base Yr 2019

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		352,217	
TOTAL MARKET OB/XF VALUE		5,908	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		413,125	
SOH/AGL Deduction		138,736	
ASSESSED VALUE		274,389	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		224,389	
TOTAL JUST VALUE		413,125	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		347,093	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428487	CO ISSUED	0	08/14/2014
B1428487	NEW CONSTR	367,520	03/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/1852	6/01/2018	WD Q	Q	I	01	330,000
GRANTOR: REGALADO ANDREW & ERI						
GRANTEE: ZOLTY DANIELLE V &						
1948/0133	11/12/2014	WD Q	Q	I	01	261,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: REGALADO ANDREW						

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	100	0	0			5.20	100	2014	2014	3	95	5,908	

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

79801 PLUMMERS CREEK DR, YULEE

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2014] W5 FOP=[YR=2014] N12 W19 S12 E19\$ W24 U3 L3 W4 D3 L3 W2 S34 FGR=[YR=2014] W10 S22 E34 N8 FOP=[YR=2014] E17 N5 W12 N5 W5 S10\$ N14 W24\$ E24 S4 E5 S5 E12 N43\$ PTR=E10 FUS=[YR=2014] E14 STR=[YR=2014] E3 S16 W3 N16\$ S16 E3 N16 E24 S43 W12 N5W5 N4 W24 N34\$ W10\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							