

LOT 22
IN OR 1945/25
PLUMMER CREEK #1 PB 8/28

LOUGHRIDGE PATRICK W & BETH S
79783 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1601-0022-0000



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 70
Interior Floo	14	CARPET 30
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

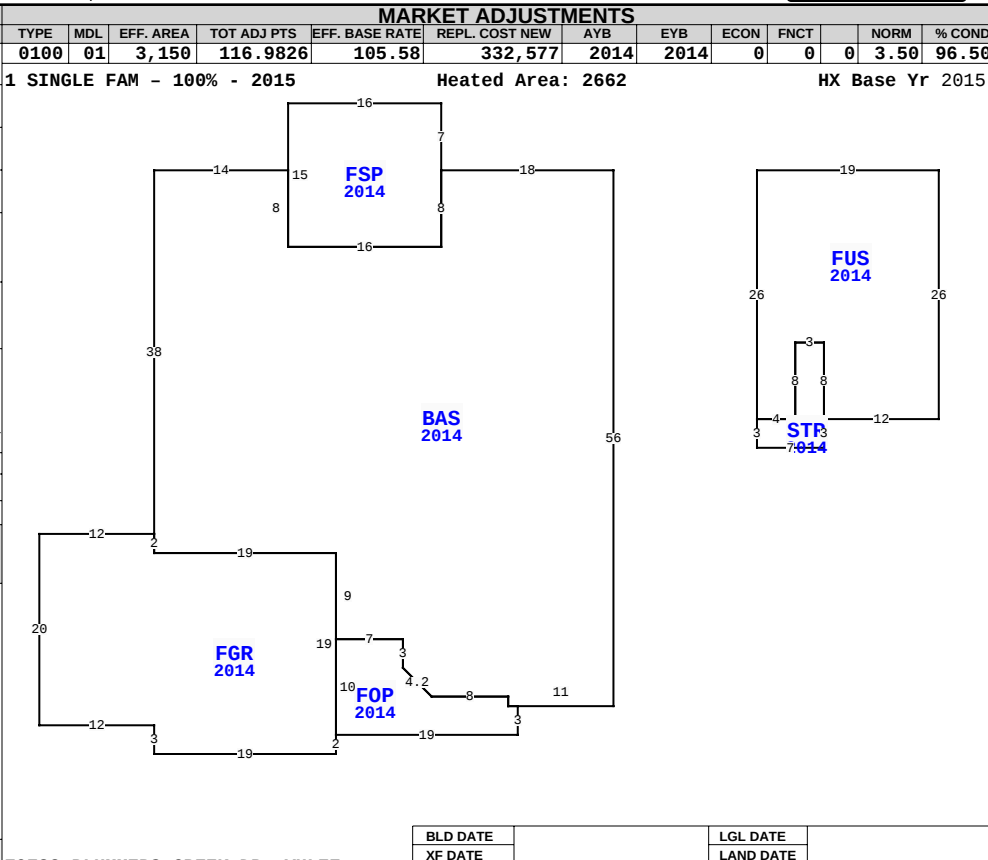
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,192	100	2,192	223,331
FGR	639	55	351	35,762
FOP	122	30	37	3,769
FSP	240	40	96	9,781
FUS	470	100	470	47,886
STR	45	10	4	407

TOTALS	3,708		3,150	320,937
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0			

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	320,937								
TOTAL MARKET OB/XF VALUE	5,306								
TOTAL LAND VALUE - MARKET	55,000								
TOTAL MARKET VALUE	381,243								
SOH/AGL Deduction	140,868								
ASSESSED VALUE	240,375								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	190,375								
TOTAL JUST VALUE	381,243								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	320,743								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428971	CO ISSUED	0	09/30/2014
B1428971	NEW CONSTR	330,598	06/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1945/0025	10/06/2014	WD	Q	I	01	239,700	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: LOUGHRIDGE PATRICK							
1917/1976	5/20/2014	SW	Q	V	05	140,200	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W18 FSP=[YR=2014] N7 W16 S15 E16 N8\$ S8 W16 N8 W14 S38 FGR=[YR=2014] W12 S20 E12 S3 E19 N2 FOP=[YR=2014] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10\$ N19 W19 N2\$ S2 E19 S9 E7 S3 D3 R3 E8 S1 E11 N56\$ PTR=E15 FUS=[YR=2014] E19 S26 W12 STR=[YR=2014] S3 W7 N3 E4 N8 E3 S8\$ N8 W3 S8 W4 N26\$ W15\$.									