

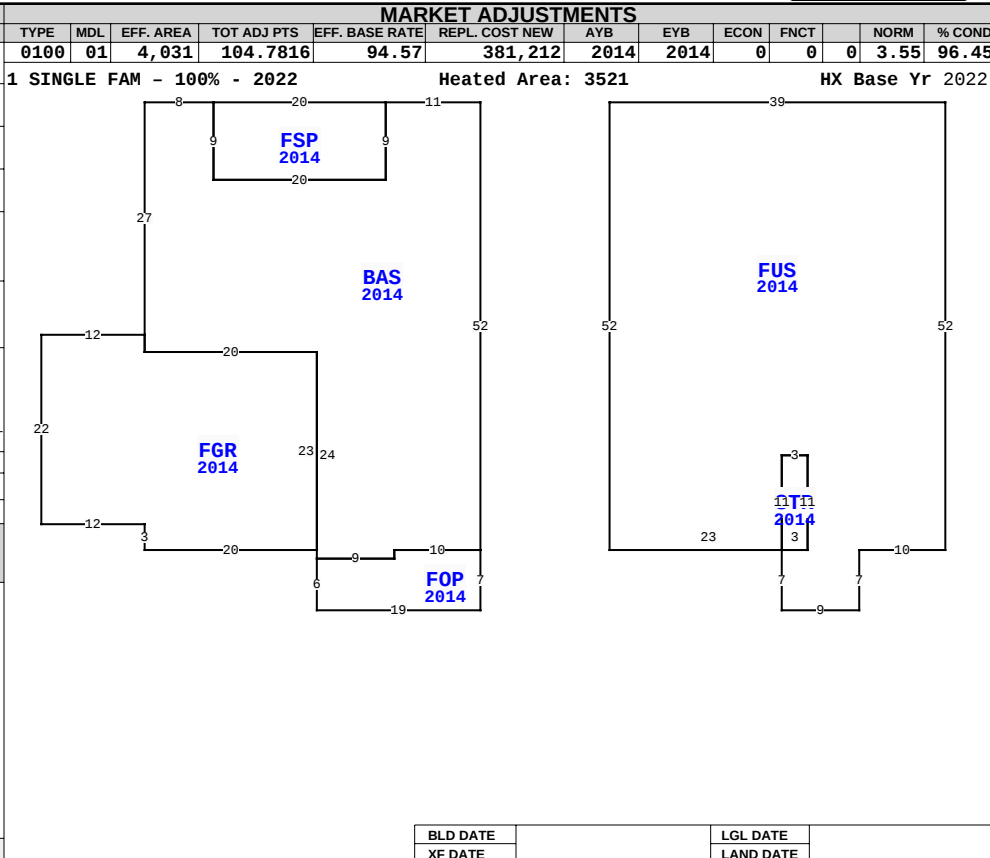
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	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
NEIGHBORHOOD/LOC	5013.00	05

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,397	100	1,397	127,424
FGR	724	55	398	36,303
FOP	124	30	37	3,375
FSP	180	40	72	6,567
FUS	2,124	100	2,124	193,736
STR	33	10	3	274

TOTALS	4,582		4,031	367,679
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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		919.00	SF 5.20
2	0476	VF 6 SBPL	0	100	0	0		108.00	LF 32.00



79779 PLUMMERS CREEK DR, YULEE

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

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		919.00	SF 5.20	100	2014	2014	3	95	4,540	
2	0476	VF 6 SBPL	0	100	0	0		108.00	LF 32.00	100	2014	2014	3	89	3,076	

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
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										367,679									
TOTAL LAND VALUE - MARKET										7,616									
TOTAL MARKET VALUE										55,000									
SOH/AGL Deduction										107,265									
ASSESSED VALUE										323,030									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										273,030									
TOTAL JUST VALUE										430,295									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										360,883									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428391	NEW CONSTR	224,260	04/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2519/0877	11/22/2021	WD	Q	I	01	465,000	
GRANTOR: OP SPE TPA1 LLC							
GRANTEE: BAJANA JESSICA L &							
2516/0765	11/22/2021	WD	U	I	11	100	
GRANTOR: OP SPE TPA1 LLC							
GRANTEE: BAJANA JESSICA L &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W11 FSP=[YR=2014] W20 S9 E20 N9\$ S9 W20 N9 W8 S27 FGR=[YR=2014] W12 S22 E12 S3 E20 N23 W20 N2\$ S2 E20 S24 FOP=[YR=2014] S6 E19 N7 W10 S1 W9\$ E9 N1 E10 N52\$ PTR= E15 FUS=[YR=2014] E39 S52 W10 S7 W9 N7 STR=[YR=2014] E3 N11 W3 S11\$ N11 E3 S11 W23 N52\$ W15\$.									