LOT 24
PLUMMER CREEK #1 PB 8/28

MILLER ZACHARY M & ELIZABETH A
79753 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1601-0024-0000

BUILDING CHARACTERISTICS

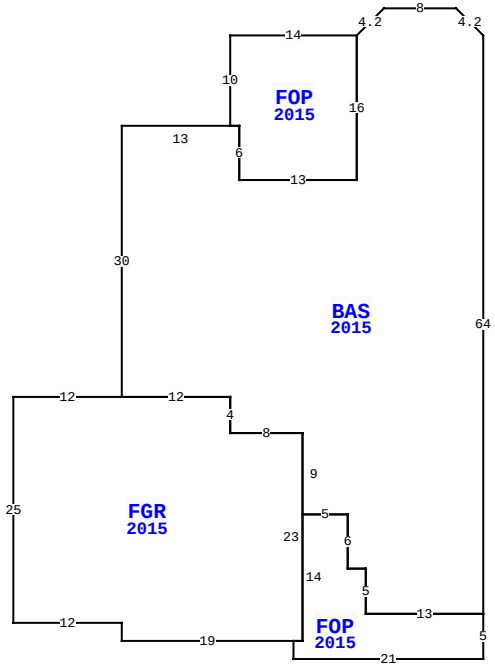
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,742	100	1,742	186,637
FGR	808	55	444	47,569
FOP	167	30	50	5,357
FOP	218	30	65	6,964
TOTALS	2,935		2,301	246,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,301	122.4510	110.51	254,284	2015	2015	0	0	0	3.05	96.95

1 SINGLE FAM – 0% - 0 Heated Area: 1742 HX Base Yr



79753 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	246,528
TOTAL MARKET OB/XF VALUE	6,080
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	307,608
SOH/AGL Deduction	22,737
ASSESSED VALUE	284,871
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,871
TOTAL JUST VALUE	307,608
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429345	NEW CONSTR	234,570	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2380/0724	7/29/2020	WD	Q	I	01	279,900
GRANTOR: FENTON CHASE A & BRIA						
GRANTEE: MILLER ZACHARY M &						
2216/0462	7/27/2018	WD	Q	I	01	249,900
GRANTOR: CHISM BRYAN R & KACEY						
GRANTEE: FENTON CHASE A & BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] U3 L3 W8 D3 L3 FOP=[YR=2015] W14 S10 E1 S6 E13 N16$ S16 W13 N6 W13 S30 FGR=[YR=2015] W12 S25 E12 S2 E19 FOP=[YR=2015] S2 E21 N5 W13 N5 W2 N6 W5 S14 W1$ E1 N23 W8 N4 W12$ E12 S4 E8 S9 E5 S6 E2 S5 E13 N64$.

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	1,218.00	SF	5.20	5.20	100	2015	2015	3	96	6,080	

LAND DESCRIPTION

TOTAL OB/XF 6,080

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 09/12/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS