LOT 26
IN OR 1918/448
PLUMMER CREEK #1 PB 8/28

MALOY CHAD L & KIMBERLY A
79741 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1601-0026-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

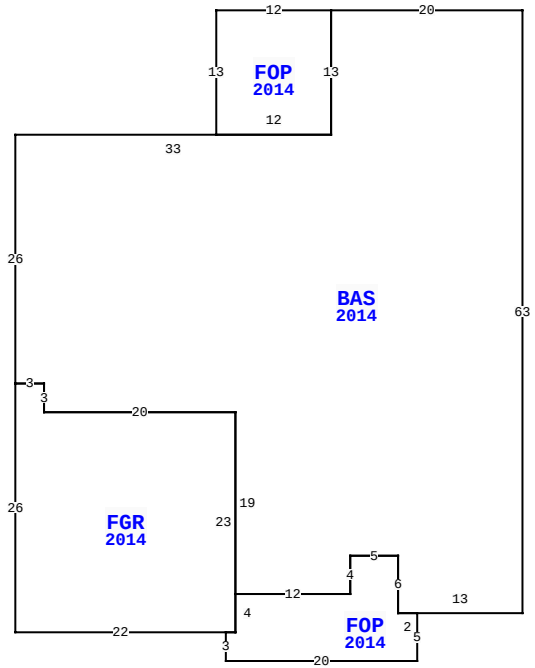
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,364	100	2,364	244,483
FGR	538	55	296	30,612
FOP	152	30	46	4,757
FOP	156	30	47	4,861
TOTALS	3,210		2,753	284,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,753	118.7424	107.17	295,039	2014	2014	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2015 Heated Area: 2364 HX Base Yr 2015



79741 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		284,713
TOTAL MARKET OB/XF VALUE		48,040
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		387,753
SOH/AGL Deduction		135,487
ASSESSED VALUE		252,266
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		202,266
TOTAL JUST VALUE		387,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701752	SWIM POOL	39,853	03/01/2017
B1428172	CO ISSUED	0	05/14/2014
B1428172	NEW CONSTR	289,979	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1918/0448	5/15/2014	WD	Q	I	01	213,400
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: MALOY CHAD L & KIMB						
1893/1677	12/10/2013	SW	U	V	30	35,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W20 FOP=[YR=2014] W12 S13 E12 N13$ S13 W33 S26 FGR=[YR=2014] S26 E22 FOP=[YR=2014] S3 E20 N5 W2 N6 W5 S4 W12 S4 W1$ E1 N23 W20 N3 W3$ E3 S3 E20 S19 E12 N4 E5 S6 E13 N63$.

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	0810	CONCRETE A	0	100	0	0	799.00	SF	6.50	6.50	100	2014	2014	3	95	4,934	
2	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00	32.00	100	2014	2014	3	89	4,785	
3	0861	POOL GUNIT	0	100	0	0	334.00	SF	85.00	85.00	100	2017	2017	3	87	24,699	
4	0855	CONC PAVER	0	100	0	0	1,103.00	SF	10.00	10.00	100	2017	2017	3	97	10,699	
5	0462	ST/AL FNC	0	100	0	0	336.00	SF	10.00	10.00	100	2017	2017	3	87	2,923	

LAND DESCRIPTION

TOTAL OB/XF 48,040

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/22/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS