LOT 27
PLUMMER CREEK #1 PB 8/28

DILORETO JASON CHRISTOPHER/LARSEN KASSANDRA DIANE
79733 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1601-0027-0000

BUILDING CHARACTERISTICS

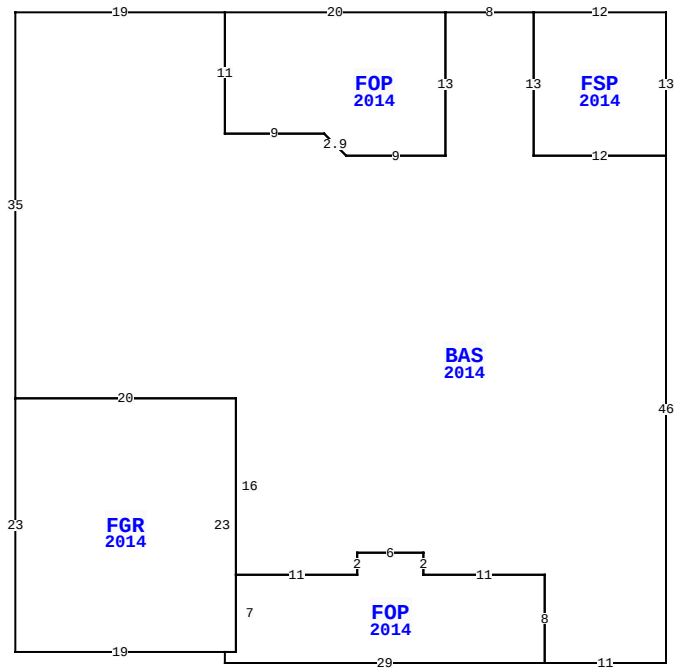
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	2,369	100	2,369	241,044
FGR	460	55	253	25,742
FOP	237	30	71	7,224
FOP	240	30	72	7,326
FSP	156	40	62	6,308
TOTALS	3,462		2,827	287,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,827	116.8272	105.44	298,079	2014	2014	0	0	0	3.50	96.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2369 HX Base Yr



79733 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	287,646
TOTAL MARKET OB/XF VALUE	5,706
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	348,352
SOH/AGL Deduction	0
ASSESSED VALUE	348,352
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,352
TOTAL JUST VALUE	348,352
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428516	CO ISSUED	0	08/01/2014
B1428514	NEW CONSTR	247,956	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2604/1330	11/23/2022	WD	Q	I	01	439,900
GRANTOR: OP SPE TPA1 LLC						
GRANTEE: DILORETO JASON C &						
2577/1505	7/14/2022	WD	Q	I	01	465,000
GRANTOR: CAVANAUGH SHELLY & MA						
GRANTEE: OP SPE TPA1 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2014] W12 BAS=[YR=2014] W8 FOP=[YR=2014] W20 S11 E9 D2 R2 E9 N13$ S13 W9 U2 L2 W9 N11 W19 S35 FGR=[YR=2014] S23 E19 FOP=[YR=2014] S1 E29 N8 W11 N2 W6 S2 W11 S7 W1$ E1 N23 W20$ E20 S16 E11 N2 E6 S2 E11 S8 E11 N46 W12 N13$ S13 E12 N13$.

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	0	0	0	924.00	SF	6.50	6.50	100	2014	2014	3	95	5,706	

LAND DESCRIPTION

TOTAL OB/XF 5,706

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	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 10/24/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS