

GAEHRING JOHN F & SAMANTHA M
79717 PLUMMERS CREEK DR
YULEE, FL 32097

12-2N-26-1601-0029-0000

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 60		
Interior Floo	11	CLAY TILE 40		
Air Condition				
Heating Type	04	AIR DUCTED 100		
Bedrooms				
Bathrooms				
Frame	02	WOOD FRAME 100		
Stories				
Units	1.	1. 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	2,581	100	2,581	257,808
FGR	482	55	265	26,470
FOP	230	30	69	6,892
FOP	240	30	72	7,192
TOTALS	3,533		2,987	298,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,987	114.6894	103.51	309,184	2014	2014		0	0	3.50	96.50

1 SINGLE FAM - 100% - 2022
Heated Area: 2581
HX Base Yr 2022

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		298,363	
TOTAL MARKET OB/XF VALUE		5,076	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		358,439	
SOH/AGL Deduction		48,001	
ASSESSED VALUE		310,438	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		260,438	
TOTAL JUST VALUE		358,439	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		301,396	

PERMIT NUMDESCRIPTIONAMTISSUED

B1428257CO ISSUED006/24/2014

B1428257NEW CONSTR309,30501/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U / I	V I / I	RSN CD	SALE PRICE
2501/0696	9/10/2021	WD Q	I	I	01	410,000

GRANTOR:NAGPAL AMIL & VINITA

GRANTEE:GAEHRING JOHN F & S

1930/02807/24/2014WD QI I01222,000

GRANTOR:ADVANTAGE HOME BUILDE

GRANTEE:NAGPAL AMIL & VINIT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W20 FOP=[YR=2014] W20 S11 E9 D2 R2 E9 N13\$
S13 W9 U2 L2 W9 N11 W3 U2 L2 W10 D2 L2 W3 S35
FGR=[YR=2014] S23 E20 FOP=[YR=2014] S1 E29 N1 W1 N7 W11 N2 W6
S2 W10 S7 W1\$ E1 N22 W1 N1 W20\$ E20 S1 E1 S15 E10 N2 E6 S2
E11 S7 E12 N58\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

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	0810	CONCRETE A	0	100	0	0		822.00 SF	6.50	100	2014	2014	3	95	5,076	

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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

10/22/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 55,000

Market: 0

Agricultural: 0

Common: 55,000

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