LOT 30
PLUMMER CREEK #1 PB 8/28

**STRONG JUSTIN DOUGLAS & JAMIE**
79697 PLUMMERS CREEK DRIVE
YULEE, FL 32097

**2023**

**12-2N-26-1601-0030-0000**

## BUILDING CHARACTERISTICS

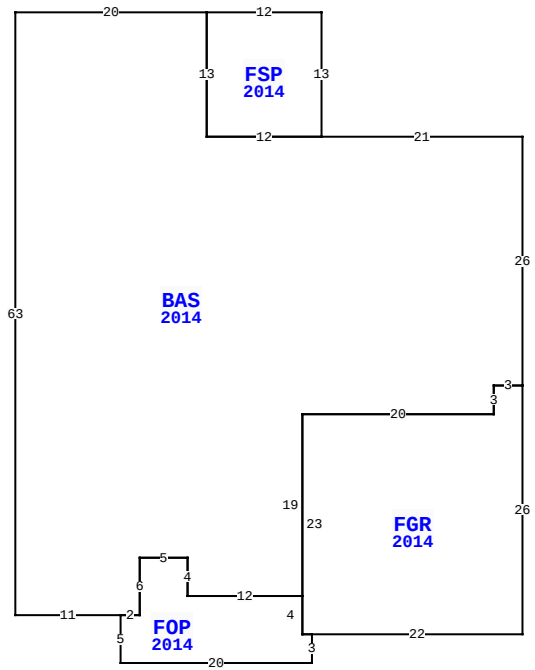
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 245,920 |
| FGR | 538 | 55 | 296 | 30,792 |
| FOP | 152 | 30 | 46 | 4,785 |
| FSP | 156 | 40 | 62 | 6,450 |
| TOTALS | 3,210 | | 2,768 | 287,946 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,768 | 119.4480 | 107.80 | 298,390 | 2014 | 2014 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SINGLE FAM – 100% - 2022 Heated Area: 2364 HX Base Yr 2022




79697 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 | | 287,946 |
| TOTAL MARKET OB/XF VALUE | | 13,401 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 356,347 |
| SOH/AGL Deduction | | 50,536 |
| ASSESSED VALUE | | 305,811 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 255,811 |
| TOTAL JUST VALUE | | 356,347 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 296,904 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1428804 | XFOB | 3,313 | 05/01/2014 |
| B1428230 | NEW CONSTR | 289,977 | 01/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2460/1819 | 4/28/2021 | WD | Q | I | 01 | 345,000 |
| GRANTOR: IOVINELLI FRANK ROCCO | | | | | | |
| GRANTEE: STRONG JUSTIN DOUGL | | | | | | |
| 2355/1049 | 4/16/2020 | WD | Q | I | 01 | 294,900 |
| GRANTOR: BULLARD JOEL HENRY JR | | | | | | |
| GRANTEE: IOVINELLI FRANK ROC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W21 FSP=[YR=2014] N13 W12 S13 E12$ W12 N13 W20 S63 E11 FOP=[YR=2014] S5 E20 N3 FGR=[YR=2014] E22 N26 W3 S3 W20 S23 E1$ W1 N4 W12 N4 W5 S6 W2$ E2 N6 E5 S4 E12 N19 E20 N3 E3 N26$.

## 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 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 288.00 | LF | 32.00 | 32.00 | 100 | 2014 | 2014 | 3 | 89 | 8,202 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 842.00 | SF | 6.50 | 6.50 | 100 | 2014 | 2014 | 3 | 95 | 5,199 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,401

| 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 10/22/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS