

LOT 31
IN OR 2082/1148
PLUMMER CREEK #1 PB 8/28

SPEARMAN CHERYL
79681 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1601-0031-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

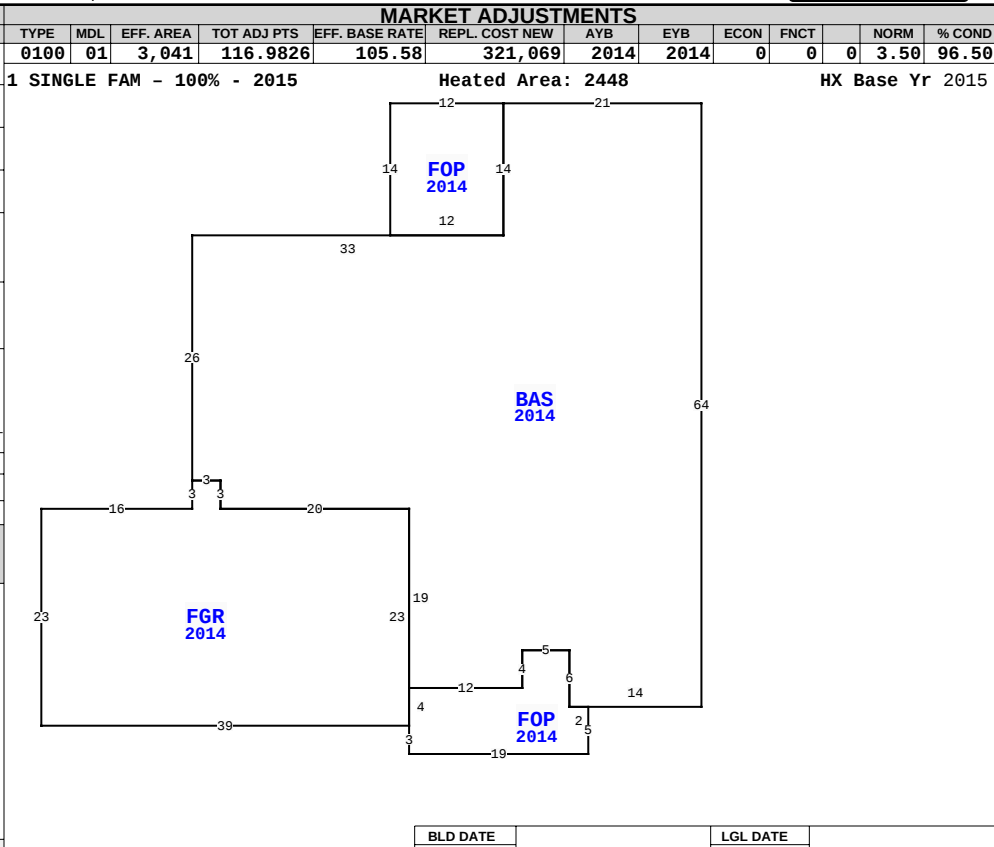
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,448	100	2,448	249,414
FGR	906	55	498	50,739
FOP	149	30	45	4,585
FOP	168	30	50	5,094
TOTALS	3,671		3,041	309,832

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
1	0810	CONCRETE A	0 100	0	0	1,176.00	SF	6.50	6.50	100	2014	2014	3	95

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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 05/26/2020 BY KBA



TOTAL OB/XF														
7,262														

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7,262														

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					309,832				
TOTAL MARKET OB/XF VALUE					7,262				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					372,094				
SOH/AGL Deduction					135,353				
ASSESSED VALUE					236,741				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					186,741				
TOTAL JUST VALUE					372,094				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					311,908				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429237	CO ISSUED	0	12/30/2014
B1429237	NEW CONSTR	305,893	08/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2082/1148	9/28/2016	QC	U	I	11	100	
GRANTOR: SINGH MARLON & CHERYL							
GRANTEE: SINGH CHERYL N/K/A							
1956/1564	12/31/2014	WD	Q	I	01	249,800	
GRANTOR: ADVANTAGE HOME BUILDE							
GRANTEE: SINGH MARLON & CHER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W21 FOP=[YR=2014] W12 S14 E12 N14\$ S14 W33 S26 FGR=[YR=2014] S3 W16 S23 E39 FOP=[YR=2014] S3 E19 N5 W2 N6 W5 S4 W12 S4\$ N23 W20 N3 W3\$ E3 S3 E20 S19 E12 N4 E5 S6 E14 N64\$.									