LOT 32
IN OR 2000/547
PLUMMER CREEK #1 PB 8/28

CHAMBERS JOHN G EST
79665 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1601-0032-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

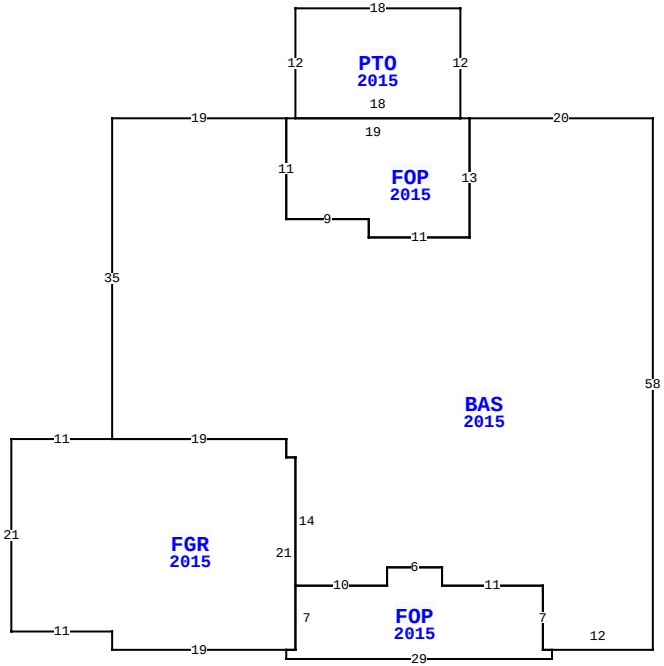
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,521	100	2,521	273,661
FGR	689	55	379	41,142
FOP	230	30	69	7,490
FOP	242	30	73	7,924
PTO	216	5	11	1,194
TOTALS	3,898		3,053	331,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,053	124.0050	111.91	341,661	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 0 Heated Area: 2521 HX Base Yr



79665 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	331,411
TOTAL MARKET OB/XF VALUE	10,943
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	397,354
SOH/AGL Deduction	31,833
ASSESSED VALUE	365,521
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	365,521
TOTAL JUST VALUE	397,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	332,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529750	CO ISSUED	0	07/15/2015
B1529750	NEW CONSTR	0	07/13/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2000/0547	8/24/2015	WD	Q	I	01	243,700
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: CHAMBERS JOHN G						
1943/1572	10/23/2014	SW	U	V	30	113,400
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W20 FOP=[YR=2015] W1 PTO=[YR=2015] N12 W18 S12 E18$ W19 S11 E9 S2 E11 N13$S 13 W11 N2 W9 N11 W19 S35 FGR=[YR=2015] W11 S21 E11 S2 E19 FOP=[YR=2015] S1 E29 N1 W1 N7 W11 N2 W6 S2 W10 S7 W1$ E1 N21 W1 N2 W19$ E19 S2 E1 S14 E10 N2 E6 S2 E11 S7 E12 N58$.

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	0811	CONCRETE B	0	0	0	0	1,109.00	SF	5.20	5.20	100	2015	2015	3	96	5,536	
2	0476	VF 6 SBPL	0	0	0	0	176.00	LF	32.00	32.00	100	2019	2019	3	96	5,407	

LAND DESCRIPTION

TOTAL OB/XF 10,943

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 05/26/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS