LOT 34
IN OR 2119/1924
PLUMMER CREEK #1 PB 8/28

NELSON STEPHEN W & LAURA E
79641 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1601-0034-0000

BUILDING CHARACTERISTICS

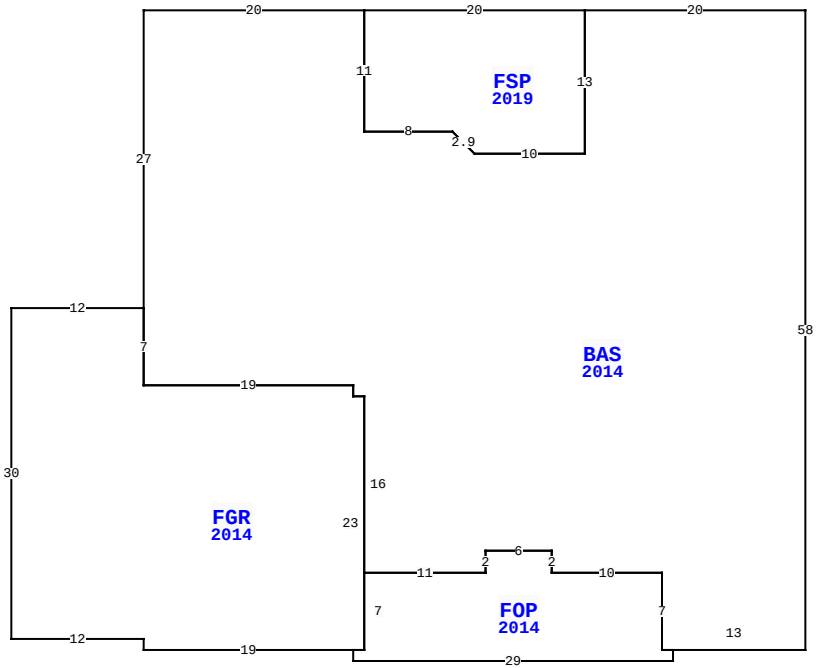
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,558	100	2,558	244,487
FGR	839	55	461	44,061
FOP	230	30	69	6,595
FSP	242	40	97	9,271
TOTALS	3,869		3,185	304,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,185	110.3172	99.56	317,099	2014	2014	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2558 HX Base Yr 2018



79641 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		304,415
TOTAL MARKET OB/XF VALUE		6,634
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		366,049
SOH/AGL Deduction		96,129
ASSESSED VALUE		269,920
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,920
TOTAL JUST VALUE		366,049
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428821	CO ISSUED	0	01/09/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2119/1924	4/20/2017	WD	Q	I	01	275,000
GRANTOR: ROSS JAMES B JR & TAM						
GRANTEE: NELSON STEPHEN W &						
1994/1151	7/27/2015	WD	Q	I	02	255,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: ROSS JAMES B JR & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W20 FSP=[YR=2019] W20 S11 E8 D2 R2 E10 N13$ S13 W10 U2 L2 W8 N11 W20 S27 FGR=[YR=2014] W12 S30 E12 S1 E19 FOP=[YR=2014] S1 E29 N1 W1 N7 W10 N2 W6 S2 W11 S7 W1$ E1 N23 W1 N1 W19 N7$ S7 E19 S1 E1 S16 E11 N2 E6 S2 E10 S7 E13 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	100	0	0	1,343.00	SF	5.20	5.20	100	2014	2014	3	95	6,634	

LAND DESCRIPTION

TOTAL OB/XF 6,634

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 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