LOT 35
IN OR 2214/1658
PLUMMER CREEK #1 PB 8/28

PARKER HARRY L & KRISTY N
79635 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1601-0035-0000

BUILDING CHARACTERISTICS

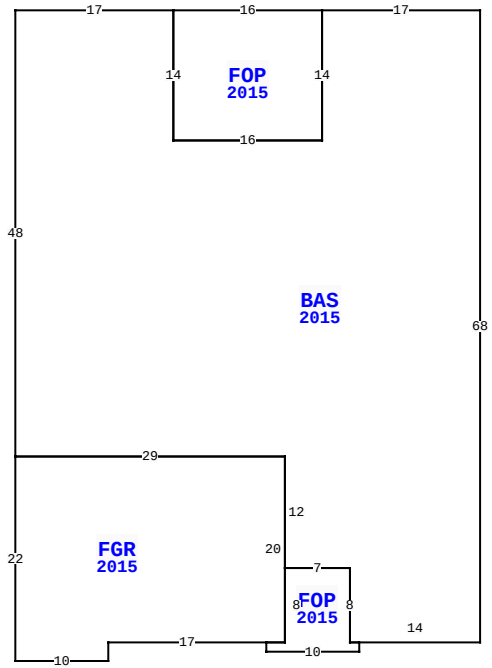
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,540	100	2,540	256,334
FGR	600	55	330	33,303
FOP	66	30	20	2,019
FOP	224	30	67	6,762
TOTALS	3,430		2,957	298,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,957	115.2816	104.04	307,646	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2540 HX Base Yr 2020



79635 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		298,417
TOTAL MARKET OB/XF VALUE		5,252
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		358,669
SOH/AGL Deduction		64,952
ASSESSED VALUE		293,717
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		243,717
TOTAL JUST VALUE		358,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529982	CO ISSUED	0	05/13/2015
B1529982	NEW CONSTR	309,247	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2214/1658	7/30/2018	WD	Q	I	01	293,000
GRANTOR: PERNA KATIE M & MICHA						
GRANTEE: PARKER HARRY L & KR						
1981/0573	5/21/2015	WD	Q	I	01	238,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PERNA KATIE M & MIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 FOP=[YR=2015] W16 S14 E16 N14$ S14 W16 N14 W17 S48 FGR=[YR=2015] S22 E10 N2 E17 FOP=[YR=2015] S1 E10 N1 W1 N8 W7 S8 W2$ E2 N20 W29$ E29 S12 E7 S8 E14 N68$.

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	1,052.00	SF	5.20	5.20	100	2015	2015	3	96	5,252	

LAND DESCRIPTION

TOTAL OB/XF 5,252

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