LOT 38
IN OR 2206/1137
PLUMMER CREEK #1 PB 8/28

RYAN MICHAEL & JACQUELINE
79615 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1601-0038-0000

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 50
Interior Floo	14	CARPET 50
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

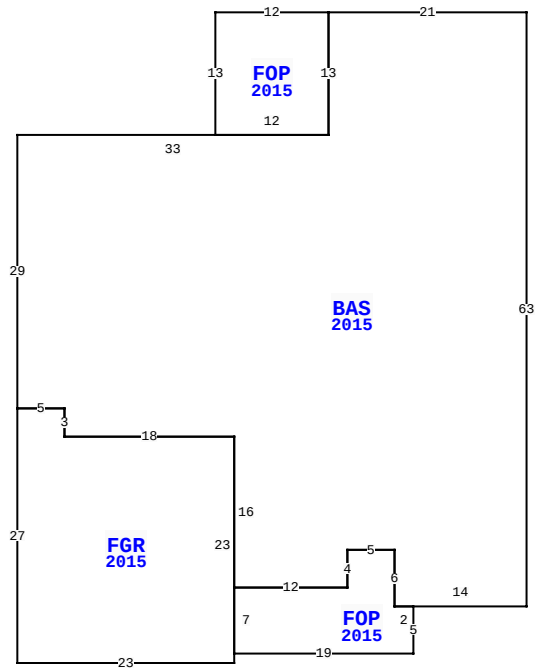
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,490	100	2,490	250,635
FGR	567	55	312	31,405
FOP	149	30	45	4,530
FOP	156	30	47	4,731
TOTALS	3,362		2,894	291,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,894	114.9855	103.77	300,310	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2490 HX Base Yr 2019



79615 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		291,301
TOTAL MARKET OB/XF VALUE		4,805
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		351,106
SOH/AGL Deduction		88,288
ASSESSED VALUE		262,818
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		212,818
TOTAL JUST VALUE		351,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429446	CO ISSUED	0	03/06/2015
B1429446	NEW CONSTR	301,273	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2206/1137	6/15/2018	WD	Q	I	02	275,000
GRANTOR: HAYES GLENN J & JULIE						
GRANTEE: RYAN MICHAEL & JACQ						
1967/0305	3/06/2015	WD	Q	I	01	234,800
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: HAYES GLENN J & JUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W21 FOP=[YR=2015] W12 S13 E12 N13$ S13 W33 S29
FGR=[YR=2015] S27 E23 N1 FOP=[YR=2015] E19 N5 W2 N6 W5 S4
W12 S7$ N23 W18 N3 W5 $ E5 S3 E18 S16 E12 N4 E5 S6 E14 N63$.

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	0810	CONCRETE A	0	100	0	0	770.00	SF	6.50	6.50	100	2015	2015	3	96	4,805	

LAND DESCRIPTION

TOTAL OB/XF 4,805

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