LOT 40
PLUMMER CREEK #1 PB 8/28

NAIN ARLEIGH EDWARD II
79603 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1601-0040-0000

NASSAU COUNTY PROPERTY

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	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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

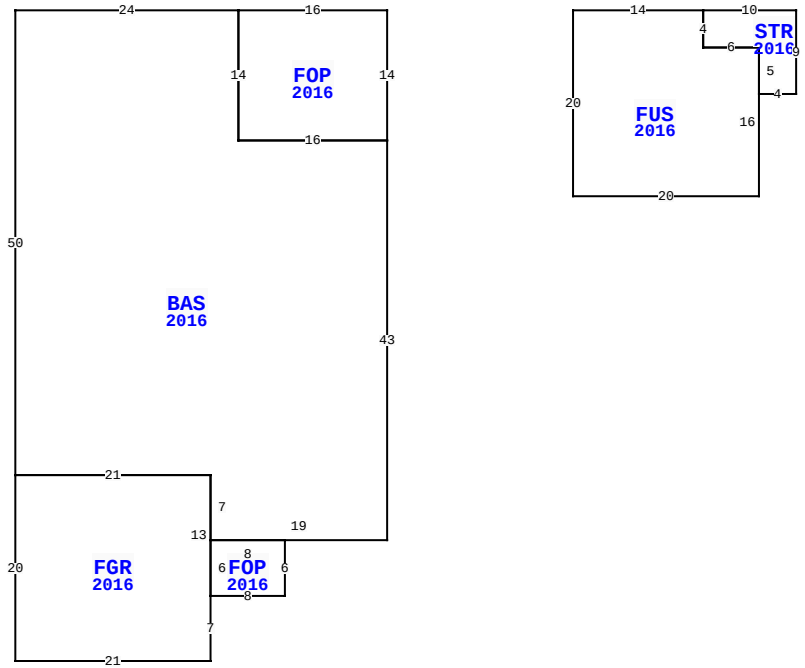
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	1,909	198,450
FGR	420	55	231	24,013
FOP	48	30	14	1,456
FOP	224	30	67	6,965
FUS	376	100	376	39,087
STR	60	10	6	624
TOTALS	3,037		2,603	270,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,603	118.1376	106.62	277,532	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2285 HX Base Yr



79603 PLUMMERS CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		270,594
TOTAL MARKET OB/XF VALUE		6,337
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		331,931
SOH/AGL Deduction		0
ASSESSED VALUE		331,931
TOTAL EXEMPTION VALUE	13	331,931
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		331,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631773	CO ISSUED	0	04/28/2016
B1631773	NEW CONSTR	283,229	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2387/1688	8/26/2020	WD	Q	I	01	319,000
GRANTOR: MOORE JASON & AIMEE						
GRANTEE: NAIN ARLEIGH EDWARD						
2043/1290	4/29/2016	WD	Q	I	01	226,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MOORE JASON & AIMEE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W16 BAS=[YR=2016] W24 S50 FGR=[YR=2016] S20 E21 N7 FOP=[YR=2016] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$ PTR= E20 FUS=[YR=2016] E14 STR=[YR=2016] E10 S9 W4 N5 W6 N4$ S4 E6 S16 W20 N20 $ W20$.

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	725.00	SF	6.50	6.50	100	2016	2016	3	97	4,571	
2	0477	VF 4 SLAT	0	100	0	0	67.00	LF	14.00	14.00	100	2020	2020	3	98	919	
3	0476	VF 6 SBPL	0	100	0	0	27.00	LF	32.00	32.00	100	2020	2020	3	98	847	

LAND DESCRIPTION

TOTAL OB/XF 6,337

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 06/22/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS