LOT 46
IN OR 1962/1083
PLUMMER CREEK #1 PB 8/28

CLIPPINGER YVONNE/WHITE LAUNIA
79628 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1601-0046-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

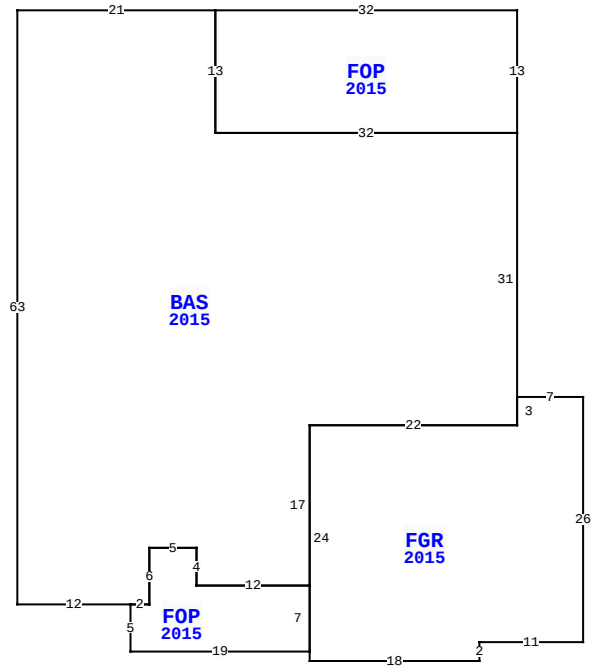
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,451	100	2,451	233,182
FGR	724	55	398	37,865
FOP	149	30	45	4,282
FOP	416	30	125	11,892
TOTALS	3,740		3,019	287,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,019	108.6750	98.08	296,104	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2016 Heated Area: 2451 HX Base Yr 2016



79628 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		287,221
TOTAL MARKET OB/XF VALUE		54,412
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		396,633
SOH/AGL Deduction		128,256
ASSESSED VALUE		268,377
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		218,377
TOTAL JUST VALUE		396,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529878	ADDITION	16,281	01/01/2015
B1429635	SWIM POOL	18,000	12/01/2014
B1429213	NEW CONSTR	311,664	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1962/1083	2/09/2015	WD	Q	I	02	283,600
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: CLIPPINGER YVONNE &						
1929/1394	7/25/2014	SW	U	V	30	113,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W32 BAS=[YR=2015] W21 S63 E12 FOP=[YR=2015] S5 E19 FGR=[YR=2015] S1 E18 N2 E11 N26 W7 S3 W22 S24$ N7 W12 N4 W5 S6 W2$ E2 N6 E5 S4 E12 N17 E22 N31 W32 N13$ S13 E32 N13$.

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	1,225.00	SF	5.20	5.20	100	2015	2015	3	96	6,115	
2	0462	ST/AL FNC	0	100	0	0	768.00	SF	10.00	10.00	100	2015	2015	3	81	6,221	
3	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2015	2015	3	81	28,917	
4	0855	CONC PAVER	0	100	0	0	339.00	SF	10.00	10.00	100	2015	2015	3	96	3,254	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	74	1,480	
6	0910	SCRN RM L	0	100	0	0	759.00	SF	15.00	15.00	100	2015	2015	3	74	8,425	

LAND DESCRIPTION

TOTAL OB/XF 54,412

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