

BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 80		
Interior Floor	14	CARPET 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
Bathrooms		4 100		
Frame	05	STEEL 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	2,481	100	2,481	258,899
FGR	600	55	330	34,436
FOP	141	30	42	4,382
FOP	429	30	129	13,462
FUS	272	100	272	28,384
STR	30	10	3	313
TOTALS	3,953		3,257	339,876

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,257	119.2044	107.58	350,388	2015	2015	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2020 Heated Area: 2753 HX Base Yr											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4				Tax Dist:		
BUILDING MARKET VALUE				339,876		
TOTAL MARKET OB/XF VALUE				38,037		
TOTAL LAND VALUE - MARKET				55,000		
TOTAL MARKET VALUE				432,913		
SOH/AGL Deduction				0		
ASSESSED VALUE				432,913		
TOTAL EXEMPTION VALUE				13	432,913	
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				432,913		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				359,269		

EXTRA FEATURES						79646 PLUMMERS CREEK DR, YULEE				INC DATE		AG DATE						
L N	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	811.00		SF	6.50	6.50	100	2015	2015	3	96	5,061	
2	0861	POOL GUNIT	0	100	0	0	312.00		SF	85.00	85.00	100	2015	2015	3	81	21,481	
3	0855	CONC PAVER	0	100	0	0	388.00		SF	10.00	10.00	100	2015	2015	3	96	3,725	
4	0910	SCRN RM L	0	100	35	20	700.00		SF	15.00	15.00	100	2015	2015	3	74	7,770	