

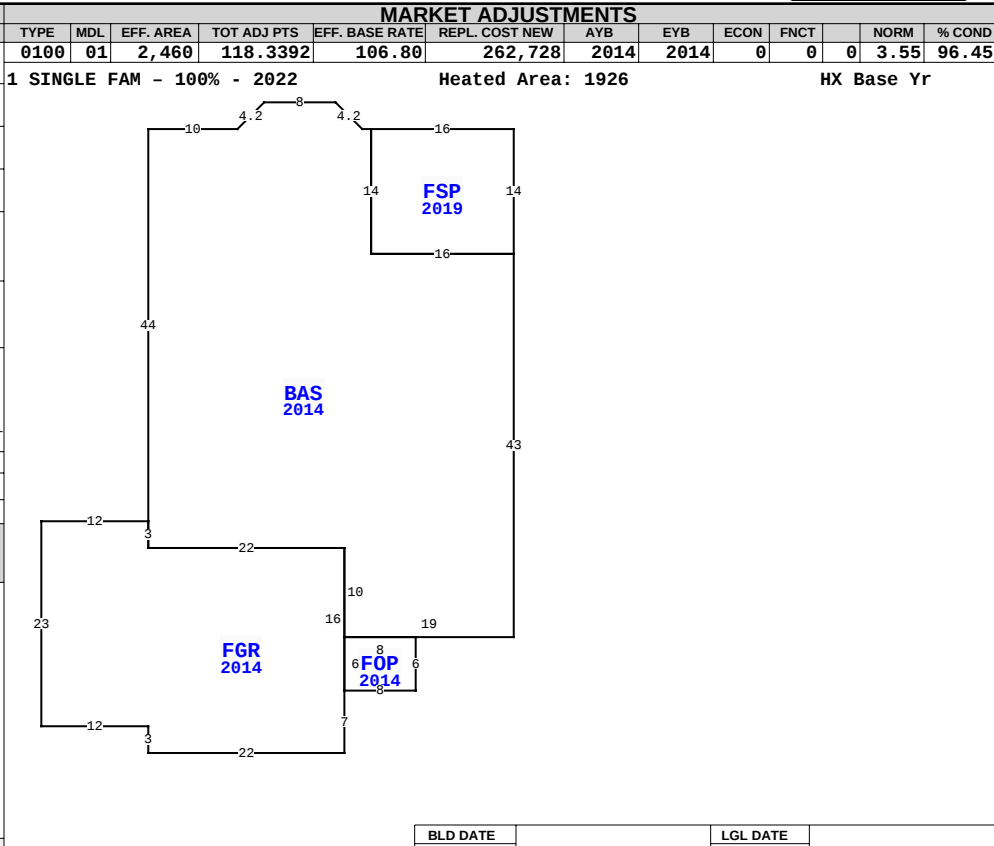
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	1,926	100	1,926	198,395
FGR	782	55	430	44,294
FOP	48	30	14	1,442
FSP	224	40	90	9,271
TOTALS	2,980		2,460	253,401

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	0811	CONCRETE B	0	100	0	0		1,106.00	SF 5.20	5.20	100	2014	2014	3	95	5,464
2	0462	ST/AL FNC	0	100	0	0		624.00	SF 10.00	10.00	100	2020	2020	3	95	5,928

LAND DESCRIPTION			TOTAL OB/XF 11,392													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00



79668 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				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				253,401	
TOTAL MARKET OB/XF VALUE				11,392	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				319,793	
SOH/AGL Deduction				0	
ASSESSED VALUE				319,793	
TOTAL EXEMPTION VALUE		13		319,793	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				319,793	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				267,081	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328045	CO ISSUED	0	03/19/2014
B1328045	NEW CONSTR	249,304	11/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2312/1039	10/11/2019	WD	Q	I	01
GRANTOR: JENSEN LEONARD D & PA					287,000
GRANTEE: MONTAGUE SCOTTY W &					
2229/0544	9/26/2018	WD	Q	I	01
GRANTOR: LONGO THOMAS					285,000
GRANTEE: JENSEN LEONARD D &					

BUILDING NOTES															
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BUILDING DIMENSIONS															
FSP=[YR=2019] W16 BAS=[YR=2014] W1 U3 L3 W8 D3 L3 W10 S44															
FGR=[YR=2014] W12 S23 E12 S3 E22 N7 FOP=[YR=2014] E8 N6 W8															
S6\$ N16 W22 N3\$ S3 E22 S10 E19 N43 W16 N14\$ S14 E16 N14\$.															