



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 Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

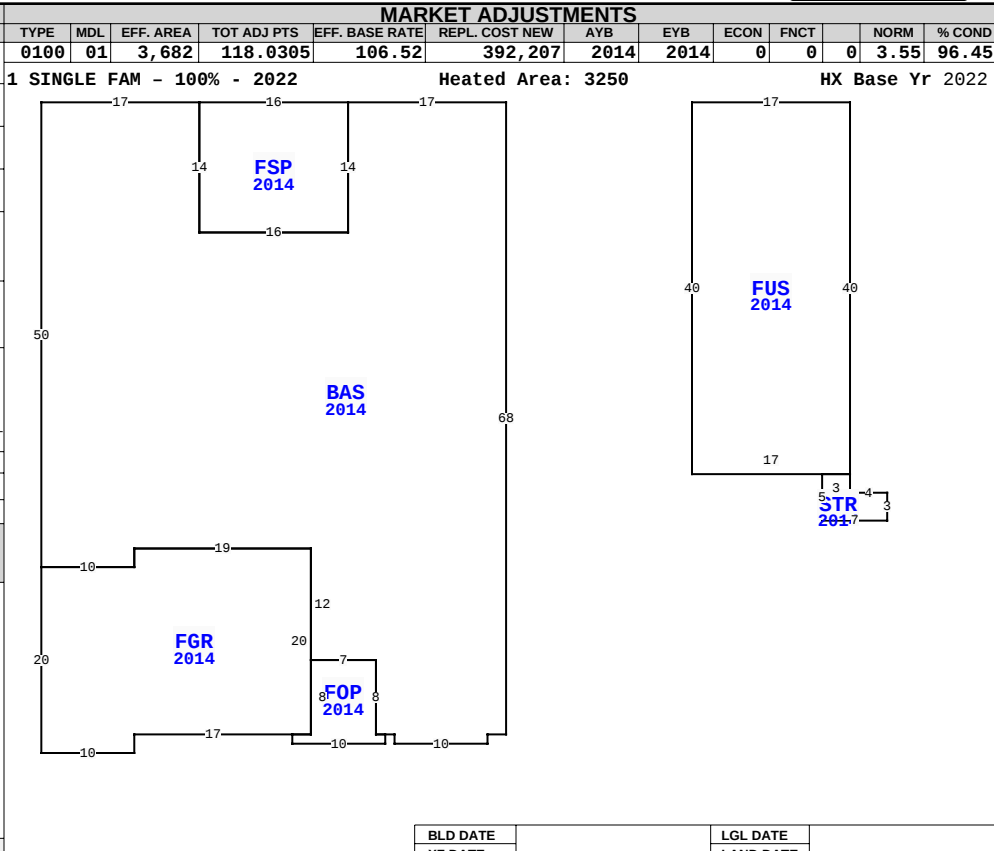
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,570	100	2,570	264,038
FGR	580	55	319	32,774
FOP	66	30	20	2,054
FSP	224	40	90	9,247
FUS	680	100	680	69,863
STR	27	10	3	309

TOTALS	4,147		3,682	378,284
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	750.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00	32.00	
3	0855	CONC PAVER	0	100	0	0	310.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



79842 PLUMMERS CREEK DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
											13,168

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										378,284	
TOTAL MARKET OB/XF VALUE										13,168	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										446,452	
SOH/AGL Deduction										97,384	
ASSESSED VALUE										349,068	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										299,068	
TOTAL JUST VALUE										446,452	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										372,433	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428381	CO ISSUED	0	06/12/2014
B1428381	NEW CONSTR	383,050	04/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2336/0829	1/27/2020	WD	Q	I	01	355,000	
GRANTOR:ROYAL JASON C & JENNI							
GRANTEE:WARMIJAK LOUIS							
1928/0581	6/25/2014	WD	Q	I	01	268,800	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:ROYAL JASON C & JEN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W17 FSP=[YR=2014] W16 S14 E16 N14\$ S14 W16 N14 W17 S50 FGR=[YR=2014] S20 E10 N2 E17 FOP=[YR=2014] S1 E10 N1 W1 N8 W7 S8 W2\$ E2 N20 W19 S2 W10\$ E10 N2 E19 S12 E7 S8 E2 S1 E10 N1 E2 N68\$ PTR=E20 FUS=[YR=2014] E17 S40 STR=[YR=2014] S2 E4 S3 W7 N5 E3\$ W17 N40\$ W20\$.											