LOT 94
PLUMMER CREEK #1 PB 8/28

GRANT NICKIE
79848 PLUMMERS CREEK DR
YULEE, FL 32097

**2023**

**12-2N-26-1601-0094-0000**

## BUILDING CHARACTERISTICS

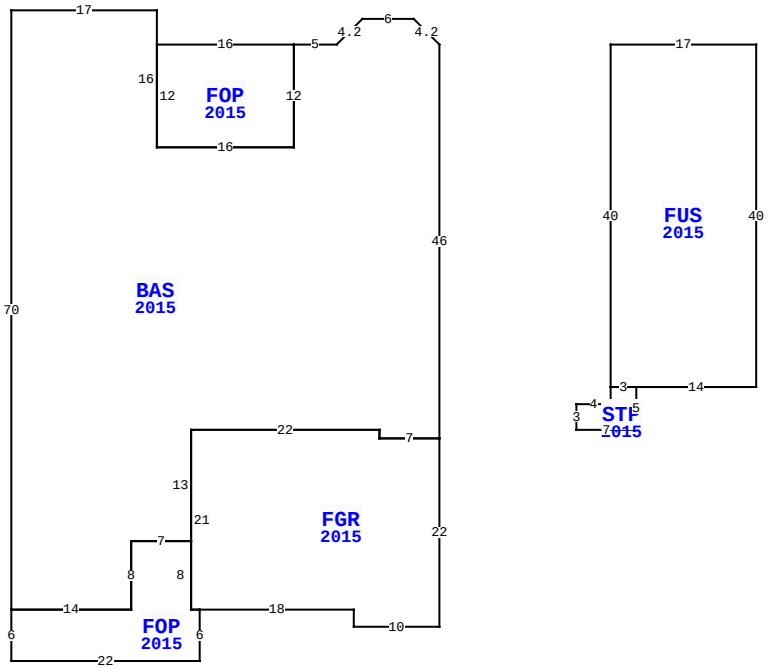
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 | 2,545 | 100 | 2,545 | 251,895 |
| FGR | 622 | 55 | 342 | 33,850 |
| FOP | 188 | 30 | 56 | 5,543 |
| FOP | 192 | 30 | 58 | 5,740 |
| FUS | 680 | 100 | 680 | 67,304 |
| STP | 27 | 10 | 3 | 297 |
| TOTALS | 4,254 | | 3,684 | 364,629 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,684 | 113.1165 | 102.09 | 376,100 | 2015 | 2015 | 0 | 0 | 0 | 3.05 | 96.95 |

1 SINGLE FAM – 100% - 2016 Heated Area: 3225 HX Base Yr 2016




79848 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 | | 364,629 |
| TOTAL MARKET OB/XF VALUE | | 33,027 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 452,656 |
| SOH/AGL Deduction | | 140,942 |
| ASSESSED VALUE | | 311,714 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 261,714 |
| TOTAL JUST VALUE | | 452,656 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 376,183 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1530999 | SWIM POOL | 20,000 | 08/01/2015 |
| B1529803 | CO ISSUED | 0 | 04/16/2015 |
| B1529803 | NEW CONSTR | 0 | 02/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2542/0304 | 2/23/2022 | QC | U | I | 11 | 100 |
| GRANTOR: SUTTON NICKIE R NKA N | | | | | | |
| GRANTEE: GRANT NICKIE | | | | | | |
| 2409/0617 | 11/17/2020 | FJ | U | I | 11 | 100 |
| GRANTOR: SUTTON THOMAS L | | | | | | |
| GRANTEE: GRANT R NICKIE R FK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2015] U3 L3 W6 D3 L3 W5 FOP=[YR=2015] W16 S12 E16 N12$ S12 W16 N16 W17 S70 FOP=[YR=2015] S6 E22 N6 FGR=[YR=2015] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W14 $ E14 N8 E7 N13 E22 S1 E7 N46$ PTR=E20 FUS=[YR=2015] E17 S40 W14 STP=[YR=2015] S5 W7 N3 E4 N2 E3$ W3 N40$ W20$.

## EXTRA FEATURES

| 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 | 1,320.00 | SF | 5.20 | 5.20 | 100 | 2015 | 2015 | 3 | 96 | 6,589 | |
| 2 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 234.00 | SF | 85.00 | 85.00 | 100 | 2016 | 2016 | 3 | 84 | 16,708 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 665.00 | SF | 10.00 | 10.00 | 100 | 2016 | 2016 | 3 | 97 | 6,451 | |
| 4 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 102.00 | LF | 32.00 | 32.00 | 100 | 2016 | 2016 | 3 | 92 | 3,003 | |
| 5 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2016 | 2016 | 3 | 92 | 276 | |

## LAND DESCRIPTION

TOTAL OB/XF 33,027

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 08/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS