

LOT 102
IN OR 1914/972 & OR 1978/1933
PLUMMER CREEK #1 PB 8/28

HUBBARD JENNY
80049 CATTAIL CIRCLE
YULEE, FL 32097

2023

12-2N-26-1601-0102-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	3 100
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

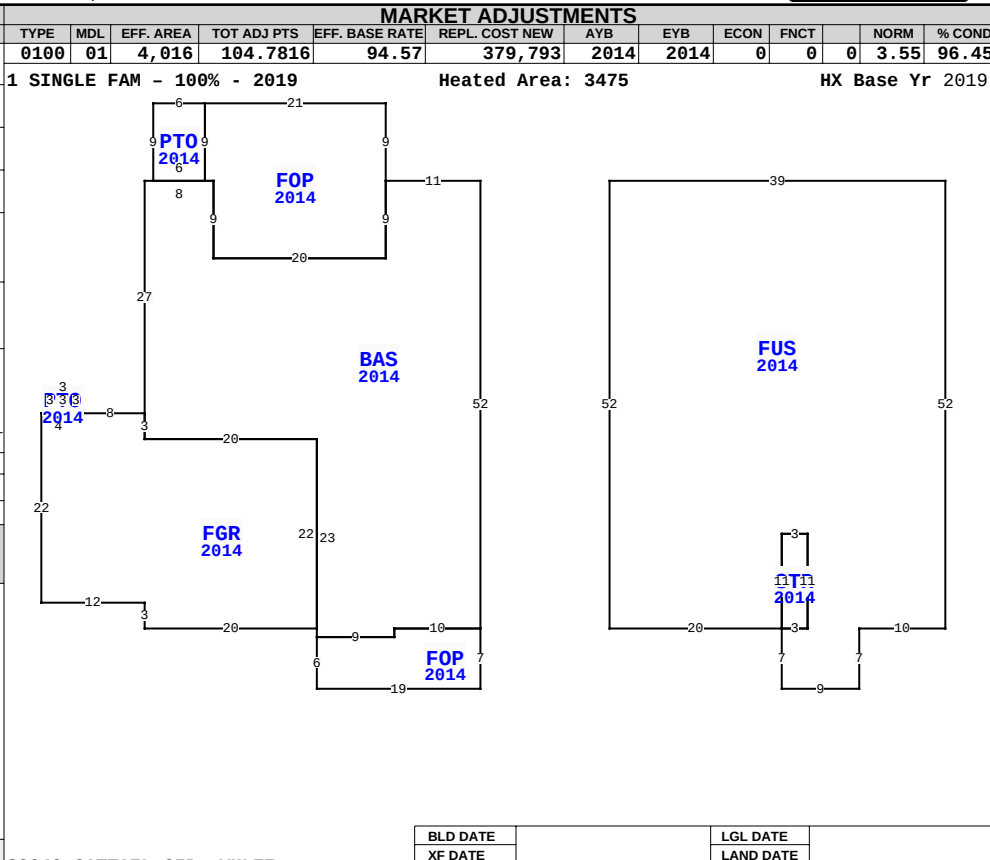
MAP NUM	MKT AREA	05
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NEIGHBORHOOD/LOC	5013.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	1,417	129,249
FGR	704	55	387	35,300
FOP	124	30	37	3,375
FOP	369	30	111	10,124
FUS	2,058	100	2,058	187,716
PTO	9	5	0	0
PTO	54	5	3	274
STR	33	10	3	274

TOTALS	4,768		4,016	366,310
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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	0812	CONCRETE C	0	100	0	0	2,089.00	SF	4.00	4.00	
2	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	
3	0855	CONC PAVER	0	100	0	0	288.00	SF	10.00	10.00	



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			366,310
TOTAL MARKET OB/XF VALUE			15,232
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			436,542
SOH/AGL Deduction			109,273
ASSESSED VALUE			327,269
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			277,269
TOTAL JUST VALUE			436,542
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			364,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327992	CO ISSUED	0	04/02/2014
B1327992	NEW CONSTR	429,177	11/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1978/1933	5/05/2015	QC	U	I	11
GRANTOR: HUBBARD RICHARD					SALE PRICE
GRANTEE: HUBBARD JENNY					100
1914/0972	4/02/2014	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					263,900
GRANTEE: HUBBARD RICHARD L &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W11 FOP=[YR=2014] N9 W21 PTO=[YR=2014] W6 S9 E6 N9\$ S9 E1 S9 E20 N9 \$ S9 W20 N9 W8 S27 FGR=[YR=2014] W8 PTO=[YR=2014] N3 W3 S3 E3 \$ W4 S22 E12 S3 E20 N22 W20 N3 \$ S3 E20 S23 FOP=[YR=2014] S6 E19 N7 W10 S1 W9\$ E9 N1 E10 N52\$ PTR= E15 FUS=[YR=2014] E39 S52 W10 S7W9 N7 STR=[YR=2014] N11 E3 S11 W3\$ E3 N11 W3 S11 W20 N52\$ W15\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	1.00