LOT 1
PLUMMER CREEK PHASE TWO A
PBK 8/142

CASON MAHAL & THOMAS
79565 PLUMMERS CREEK DRIVE
YULEE, FL 32034

2023

12-2N-26-1602-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

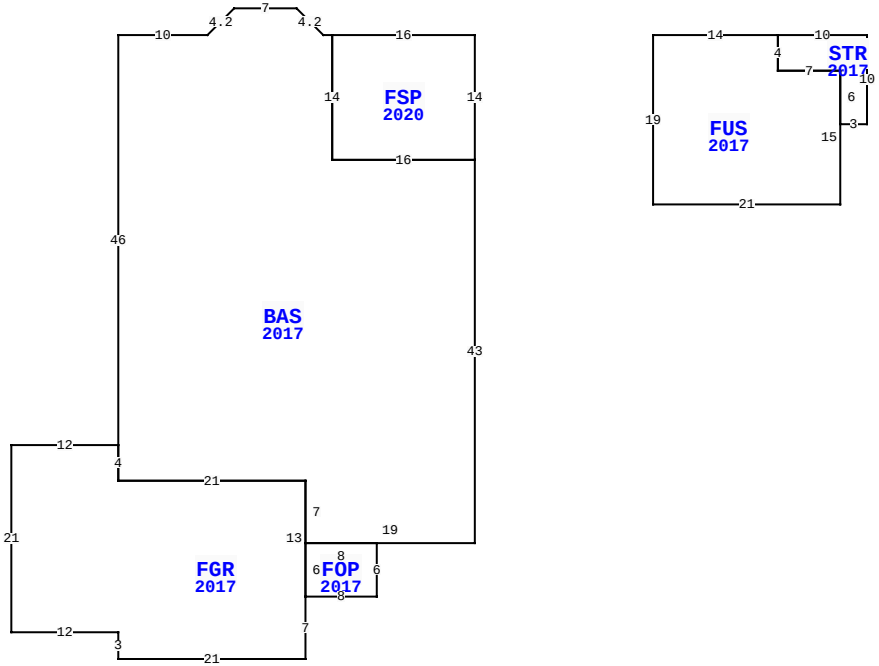
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100	1,939	201,385
FGR	672	55	370	38,429
FOP	48	30	14	1,454
FSP	224	40	90	9,347
FUS	371	100	371	38,533
STR	58	10	6	623
TOTALS	3,312		2,790	289,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,790	117.4320	105.98	295,684	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2310 HX Base Yr 2021



79565 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

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,770
TOTAL MARKET OB/XF VALUE		13,340
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		358,110
SOH/AGL Deduction		77,211
ASSESSED VALUE		280,899
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		230,899
TOTAL JUST VALUE		358,110
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703900	CO ISSUED	0	05/02/2017
B1633639	NEW CONSTR	297,969	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2655/1281	7/19/2023	WD	Q	I	01	472,000
GRANTOR: MCCULLOCH JASON & TAR						
GRANTEE: CASON MAHAL & THOMA						
2380/0699	7/29/2020	WD	Q	I	02	320,900
GRANTOR: WHITE MATTHEW KYLE &						
GRANTEE: MCCULLOCH JASON & T						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W16 BAS=[YR=2017] W1 U3 L3 W7 D3 L3 W10 S46 FGR=[YR=2017] W12 S21 E12 S3 E21 N7 FOP=[YR=2017] E8 N6 W8 S6$ N13 W21 N4$ S4 E21 S7 E19 N43 W16 N14$ S14 E16 N14$ PTR=E20 FUS=[YR=2017] E14 STR=[YR=2017] E10 S10 W3 N6 W7 N4$ S4 E7 S15 W21 N19$ W20$.

EXTRA FEATURES

LN	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	1,085.00	SF	5.20	5.20	100	2017	2017	3	97	5,473	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
3	0476	VF 6 SBPL	0	100	0	0	174.00	LF	32.00	32.00	100	2020	2020	3	98	5,457	
4	0810	CONCRETE A	0	100	0	0	70.00	SF	6.50	6.50	100	2020	2020	3	99	450	

LAND DESCRIPTION

TOTAL OB/XF 13,340

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/25/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS