LOT 9
PLUMMER CREEK PHASE TWO A
PBK 8/142

JOHNSON JAMES M & DARLENE E
79517 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1602-0009-0000

BUILDING CHARACTERISTICS

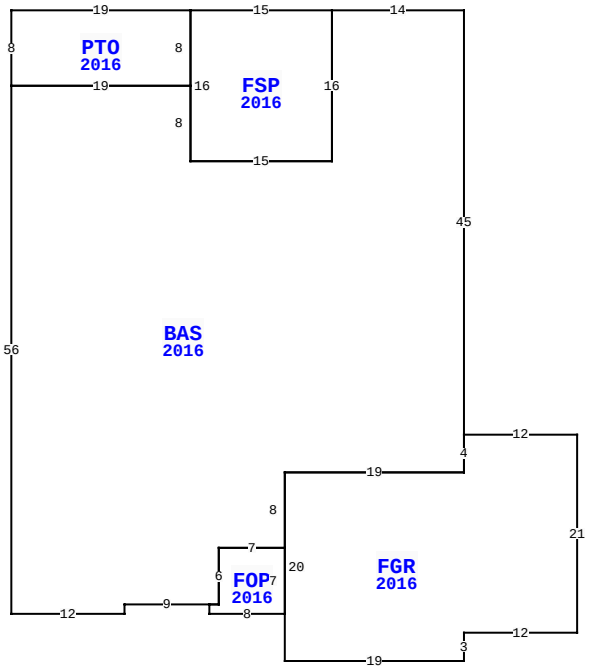
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,336	100	2,336	240,981
FGR	632	55	348	35,900
FOP	50	30	15	1,547
FSP	240	40	96	9,904
PTO	152	5	8	825
TOTALS	3,410		2,803	289,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,803	117.8352	106.35	298,099	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2336 HX Base Yr 2022



79517 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		289,156
TOTAL MARKET OB/XF VALUE		6,073
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		350,229
SOH/AGL Deduction		95,607
ASSESSED VALUE		254,622
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		204,622
TOTAL JUST VALUE		350,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633267	XFOB	3,415	10/01/2016
B1632037	CO ISSUED	0	08/24/2016
B1632037	NEW CONSTR	296,809	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2506/1794	10/15/2021	WD	Q	I	01	395,000
GRANTOR: CONANT CHERYL L & ELT						
GRANTEE: JOHNSON JAMES M & D						
2275/1118	5/10/2019	WD	Q	I	01	314,000
GRANTOR: TUZEO VINCENT C & JAN						
GRANTEE: CONANT CHERYL L & E						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2016] W12 BAS=[YR=2016] N45 W14 FSP=[YR=2016] W15 PTO=[YR=2016] W19 S8 E19 N8$ S16 E15 N16$ S16 W15 N8 W19 S56 E12 N1 E9 FOP=[YR=2016] S1 E8 N7 W7 S6 W1$ E1 N6 E7 N8 E19 N4$ S4 W19 S20 E19 N3 E12 N21$.

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	0812	CONCRETE C	0	100	0	0	1,107.00	SF	4.00	4.00	100	2016	2016	3	97	4,295	
2	0910	SCRN RM L	0	100	19	8	152.00	SF	15.00	15.00	100	2016	2016	3	78	1,778	

LAND DESCRIPTION

TOTAL OB/XF 6,073

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 07/09/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS