LOT 13
IN OR 2092/1979
PLUMMER CREEK PHASE TWO A

TRESCOT LUCIA & CHRISTOPHER
79485 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1602-0013-0000

BUILDING CHARACTERISTICS

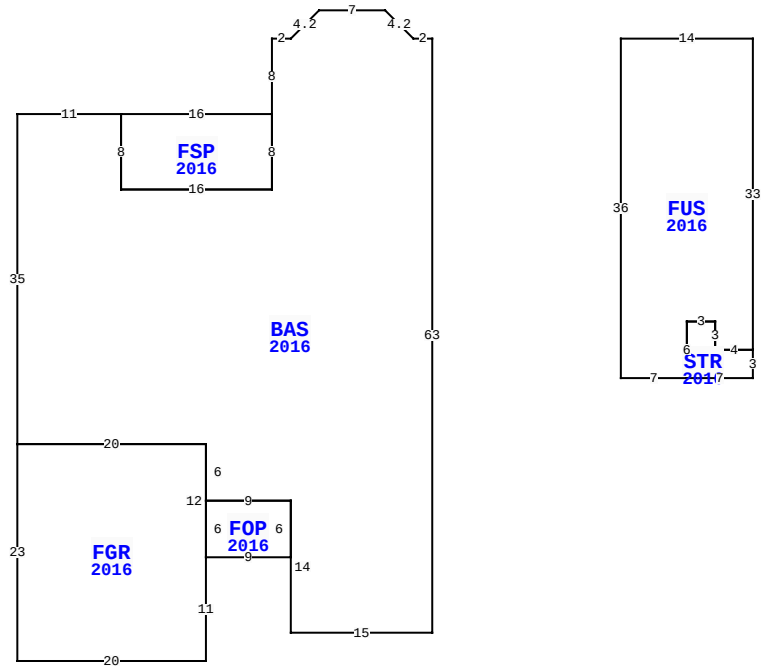
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,932	100	1,932	199,362
FGR	460	55	253	26,107
FOP	54	30	16	1,651
FSP	128	40	51	5,262
FUS	474	100	474	48,912
STR	30	10	3	310
TOTALS	3,078		2,729	281,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,729	117.3312	105.89	288,974	2016	2016	0	0	0	2.55	97.45

1 SINGLE FAM – 100% - 2017 Heated Area: 2406 HX Base Yr 2017



79485 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		281,605
TOTAL MARKET OB/XF VALUE		16,816
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		353,421
SOH/AGL Deduction		104,437
ASSESSED VALUE		248,984
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		198,984
TOTAL JUST VALUE		353,421
NCON VALUE		6,500
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632842	CO ISSUED	0	12/22/2016
B1633597	ADDITION	1,400	12/01/2016
B1632842	NEW CONSTR	295,744	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2092/1979	12/28/2016	WD	Q	I	01	249,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TRESCOT LUCIA & CHR						
2062/1702	7/28/2016	WD	Q	V	05	122,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W2 L3 U3 W7 D3 L3 W2 S8 FSP=[YR=2016] W16 S8 E16 N8$ S8 W16 N8 W11 S35 FGR=[YR=2016] S23 E20 N11 FOP=[YR=2016] E9 N6 W9 S6$ N12 W20$ E20 S6 E9 S14 E15 N63$ PTR=E20 FUS=[YR=2016] E14 S33 STR=[YR=2016] S3 W7 N6 E3 S3 E4$ W4 N3 W3 S6 W7 N36$ 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	0810	CONCRETE A	0	100	0	0	752.00	SF	6.50	6.50	100	2016	2016	3	97	4,741	
2	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2016	2016	3	92	5,299	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	
4	0855	CONC PAVER	1	100	0	0	650.00	SF	10.00	10.00	100	2023	2022		100	6,500	

LAND DESCRIPTION

TOTAL OB/XF 16,816

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS