

LOT 14
IN OR 2068/1830
PLUMMER CREEK PHASE TWO A

WRONOWSKI JAMES
79479 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1602-0014-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	10	ABOVE AVG 90	0100	01	2,194	119.7756	108.10	237,171	2016	2016	0	0	2.55	97.45	STANDARD													
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 2017													Heated Area: 1722												
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2017												
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		3 100																										
Bathrooms		2 100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 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	1,722	100	1,722	181,401																								
FGR	704	55	387	40,768																								
FOP	42	30	13	1,369																								
FOP	224	30	67	7,058																								
PTO	96	5	5	527																								
TOTALS	2,788		2,194	231,123																								
EXTRA FEATURES															79479 PLUMMERS CREEK DR, YULEE													
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	1,026.00	SF	5.20	5.20	100	2016	2016	3	97	5,175												
2	0855	CONC PAVER	0	100	0	0	100.00	SF	10.00	10.00	100	2016	2016	3	97	970												
3	0911	SCRN RM A	0	100	12	8	96.00	SF	17.50	17.50	100	2018	2018	3	86	1,445												
4	0861	POOL GUNIT	0	100	0	0	324.00	SF	85.00	85.00	100	2019	2019	3	93	25,612												
5	0855	CONC PAVER	0	100	0	0	360.00	SF	10.00	10.00	100	2019	2019	3	99	3,564												
6	0910	SCRN RM L	0	100	0	0	684.00	SF	15.00	15.00	100	2019	2019	3	90	9,234												
7	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2020	2020	3	98	4,704												
TOTAL OB/XF 50,704																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE											
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 06/23/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																												

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2068/1830	8/25/2016	WD	Q	I	01	225,100

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: WRONOWSKI JAMES

2039/0377	4/08/2016	WD	Q	V	05	992,600
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GRANTOR: BWC LAND PLUMMER LLC

GRANTEE: DREAM FINDERS HOMES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 FOP=[YR=2020] W14 PTO=[YR=2016] W12 S8 E12 N8\$ S16 E14 N16\$ S16 W14 N8 W12 S33 FGR=[YR=2016] W12 S22 E12 S3 E20 N11 FOP=[YR=2016] E7 N6 W7 S6\$ N11 W20 N3\$ S3 E20 S5 E7 S14 E13 N63\$.

BUILDING NOTES