

LOT 15
IN OR 2112/539
PT OR 2072/306

SMITH JERMAINE LECARLOS & KEZIA ADRINA
79473 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1602-0015-0000



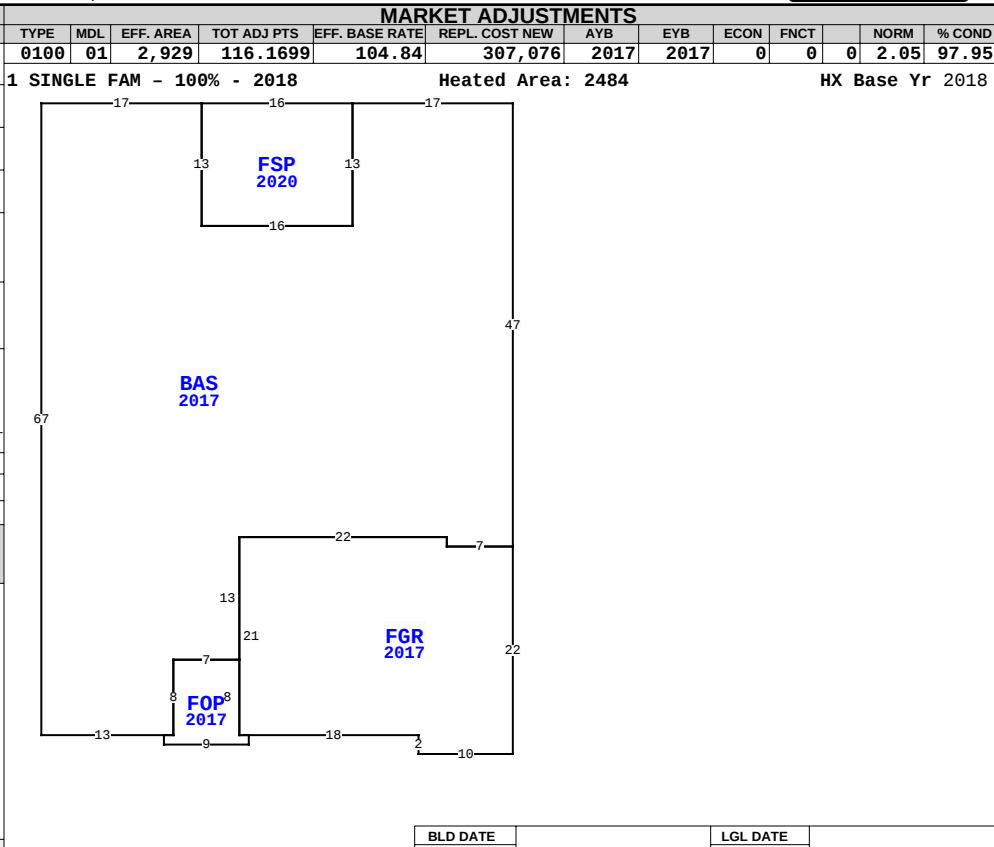
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,484	100	2,484	255,084
FGR	622	55	342	35,120
FOP	65	30	20	2,054
FSP	208	40	83	8,524
TOTALS	3,379		2,929	300,781

EXTRA FEATURES														
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
1	0811	CONCRETE B	0	100	0	0			5.20	100	2017	2017	3	97

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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00



79473 PLUMMERS CREEK DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					300,781				
TOTAL MARKET OB/XF VALUE					5,442				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					361,223				
SOH/AGL Deduction					96,190				
ASSESSED VALUE					265,033				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					215,033				
TOTAL JUST VALUE					361,223				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					303,886				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001506	CO ISSUED	0	02/24/2017
B1633096	NEW CONSTR	313,953	09/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2112/0539	3/29/2017	WD	Q	I	01	266,800	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: SMITH JERMAINE LECA							
2072/0306	9/14/2016	WD	Q	V	05	87,400	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W17 FSP=[YR=2020] W16 S13 E16 N13\$ S13 W16 N13 W17 S67 E13 FOP=[YR=2017] S1 E9 N1 FGR=[YR=2017] E18 S2 E10 N22 W7 N1 W22 S21 E1 \$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$.									