

LOT 16
IN OR 2113/72
PLUMMER CREEK PHASE TWO A

CAPEHART STANLEY S JR & TRISHA
79467 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1602-0016-0000



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		3 100
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	

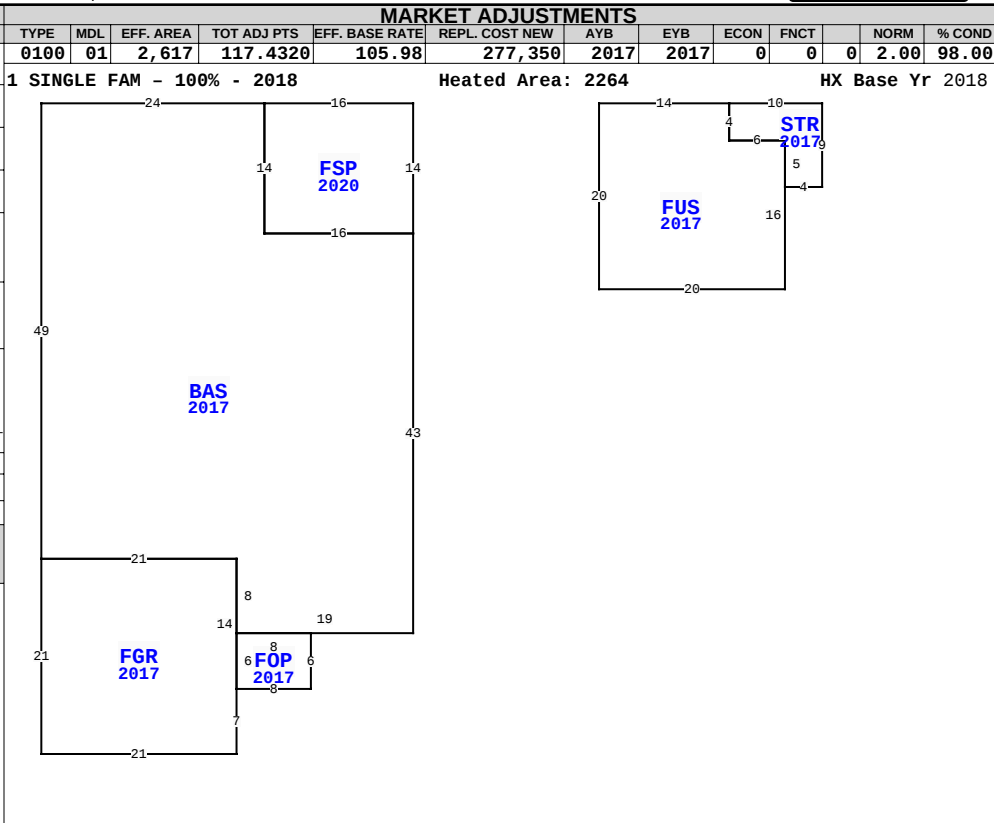
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	1,888	196,088
FGR	441	55	243	25,238
FOP	48	30	14	1,454
FSP	224	40	90	9,347
FUS	376	100	376	39,051
STR	60	10	6	623

TOTALS	3,037		2,617	271,803
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	714.00	SF	6.50
2	0855	CONC PAVER	0	100	0	0	240.00	SF	10.00
3	0462	ST/AL FNC	0	100	0	0	280.00	SF	10.00
4	0467	FNC GT 25'	0	100	0	0	40.00	UT	700.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE 06/23/2021 BY KBA



79467 PLUMMERS CREEK DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	271,803								
TOTAL MARKET OB/XF VALUE	36,978								
TOTAL LAND VALUE - MARKET	55,000								
TOTAL MARKET VALUE	363,781								
SOH/AGL Deduction	98,484								
ASSESSED VALUE	265,297								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	215,297								
TOTAL JUST VALUE	363,781								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	309,232								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002212	CO ISSUED	0	03/20/2017
B163040	NEW CONSTR	283,229	09/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2113/0072	3/31/2017	WD	Q	I	01	255,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: CAPEHART STANLEY ST							
2039/0377	4/08/2016	WD	Q	V	05	992,600	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS

FSP=[YR=2020] W16 BAS=[YR=2017] W24 S49 FGR=[YR=2017] S21 E21
N7 FOP=[YR=2017] E8 N6 W8 S6\$ N14 W21\$ E21 S8 E19 N43 W16
N14\$ S14 E16 N14\$ PTR= E20 FUS=[YR=2017] E14 STR=[YR=2017]
E10 S9 W4 N5 W6 N4\$ S4 E6 S16 W20 N20 \$ W20\$.

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