

LOT 17
PLUMMER CREEK PHASE TWO A
PBK 8/142

STUART HALEY
79461 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1602-0017-0000



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 100	0100	01	2,476	115.7184	104.44	258,593	2016	2016	0	0	2.50	97.50	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2017													Heated Area: 2204												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2017												
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 60																										
Interior Floo	14	CARPET 40																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		4 100																										
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	2,204	100	2,204	224,431																								
FGR	399	55	219	22,300																								
FOP	58	30	17	1,731																								
FOP	120	30	36	3,666																								
TOTALS			2,781	2,476	252,128																							
EXTRA FEATURES			79461 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	0810	CONCRETE A	0	100	0	0	770.00	SF	6.50	6.50	100	2016	2016	3	97	4,855												
2	0476	VF 6 SBPL	0	100	0	0	149.00	LF	32.00	32.00	100	2020	2020	3	98	4,673												
3	0462	ST/AL FNC	0	100	0	0	280.00	SF	10.00	10.00	100	2020	2020	3	95	2,660												
4	0855	CONC PAVER	1	100	16	28	448.00	SF	10.00	10.00	100	2023	2022		100	4,480												
LAND DESCRIPTION			TOTAL OB/XF 16,668																									
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	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																												