

LOT 18
IN OR 2094/874
PLUMMER CREEK PHASE TWO A

WAY MICHAEL ROBERT & TAMI L
79455 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1602-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	16	WD FR STUC 10
Roof Structure	03	GABLE/HIP 100
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	4	100
Bathrooms	4	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	

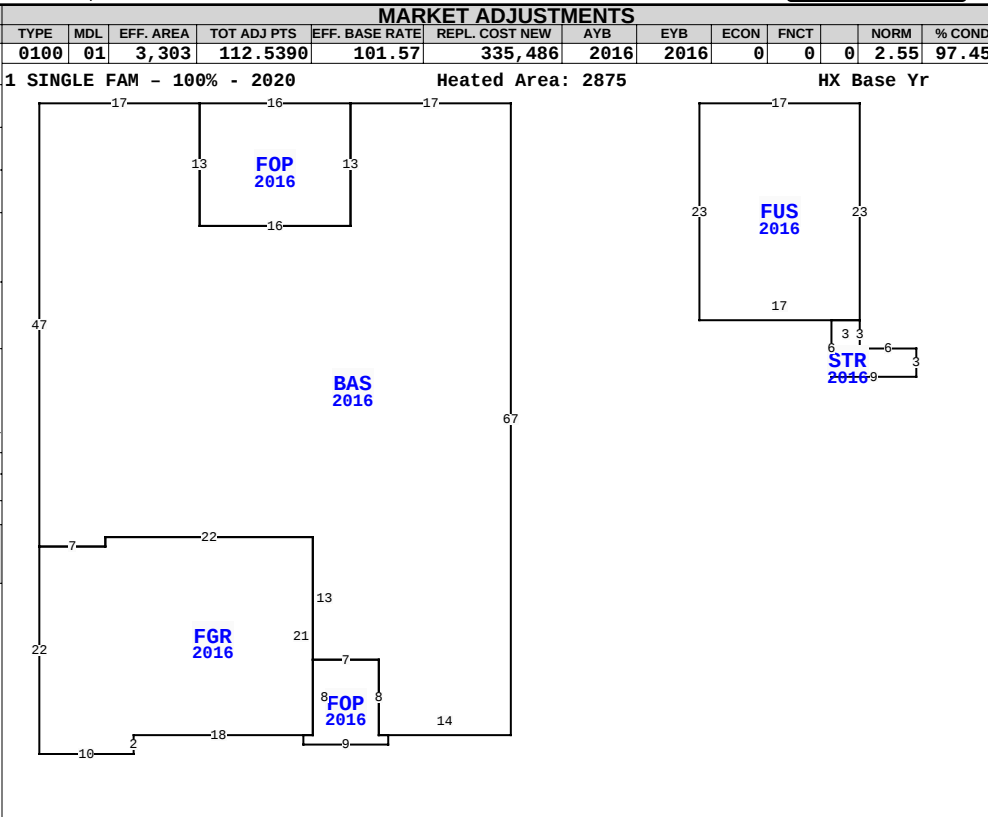
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2,484	245,866
FGR	622	55	342	33,851
FOP	65	30	20	1,979
FOP	208	30	62	6,136
FUS	391	100	391	38,701
STR	36	10	4	396

TOTALS	3,806		3,303	326,931
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,224.00	SF	4.00
2	0476	VF 6 SBPL	0	100	0	0	69.00	LF	32.00
3	0462	ST/AL FNC	0	100	0	0	280.00	SF	10.00
4	0855	CONC PAVER	1	0	36	8	288.00	SF	10.00

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 01/06/2023 BY KWA



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2016	2016	3	97	4,749	
100	2020	2020	3	98	2,164	
100	2020	2020	3	95	2,660	
100	2023	2022		100	2,880	

TOTAL OB/XF									
12,453									

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		326,931	
TOTAL MARKET OB/XF VALUE		12,453	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		394,384	
SOH/AGL Deduction		0	
ASSESSED VALUE		394,384	
TOTAL EXEMPTION VALUE		13	391,504
BASE TAXABLE VALUE		2,880	
TOTAL JUST VALUE		394,384	
NCON VALUE		2,880	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,010	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633008	CO ISSUED	0	12/29/2016
B1633592	REPAIR/RRF	0	12/01/2016
B1633008	NEW CONSTR	357,662	09/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2094/0874	12/30/2016	WD	Q	I	01	299,600	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: WAY MICHAEL ROBERT							
2069/1422	8/31/2016	WD	Q	V	05	210,400	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W17 FOP=[YR=2016] W16 S13 E16 N13\$ S13 W16 N13 W17 S47 FGR=[YR=2016] S22 E10 N2 E18 FOP=[YR=2016] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N21 W22 S1 W7\$ E7 N1 E22 S13 E7 S8 E14 N67\$ PTR=E20 FUS=[YR=2016] E17 S23 STR=[YR=2016] S3 E6 S3 W9 N6 E3\$ W17 N23\$ W20\$.									