

LOT 20
IN OR 2239/1802
PLUMMER CREEK PHASE TWO A

SHAY KELSEY/MCCLUNG SEAN KELLY
93017 CHELTENHAM LANE
FERNANDINA BEACH, FL 32034

2023

12-2N-26-1602-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

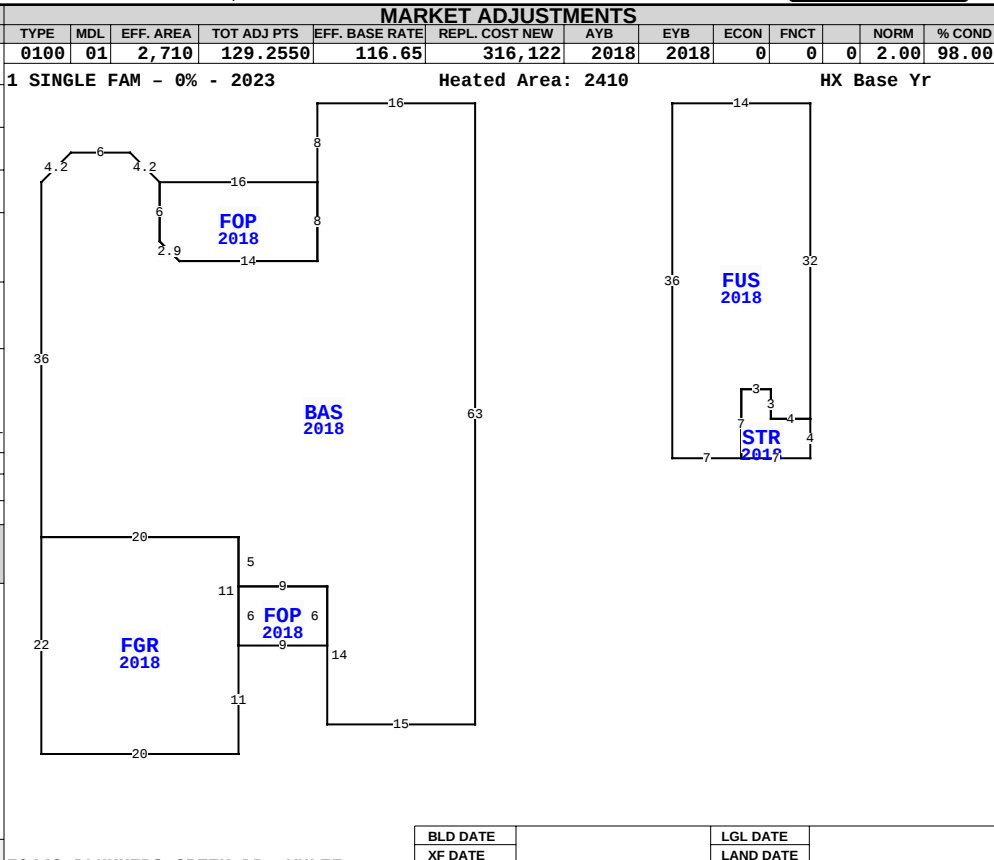
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,943	100	1,943	222,118
FGR	440	55	242	27,664
FOP	54	30	16	1,829
FOP	126	30	38	4,344
FUS	467	100	467	53,386
STR	37	10	4	458

TOTALS	3,067		2,710	309,800
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	756.00	SF	6.50	6.50	100	2018
2	0462	ST/AL FNC	0	0	0	280.00	SF	10.00	10.00	100	2020
3	0855	CONC PAVER	0	0	0	180.00	SF	10.00	10.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0			0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
9,258											

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9,258											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
STANDARD											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
309,800											
TOTAL MARKET OB/XF VALUE											
9,258											
TOTAL LAND VALUE - MARKET											
55,000											
TOTAL MARKET VALUE											
374,058											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
374,058											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
374,058											
TOTAL JUST VALUE											
374,058											
NCON VALUE											
319,058											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
313,052											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011658	CO ISSUED	0	11/27/2018
18002712	NEW CONSTR	307,771	08/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2239/1802	11/28/2018	WD	Q	I	01	270,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SHAY KELSEY & SEAN						
2097/0668	1/25/2017	WD	Q	V	05	215,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W16 S8 FOP=[YR=2018] W16 S6 D2 R2 E14 N8\$ S8 W14 U2 L2 N6 U3 L3 W6 D3 L3 S36 FGR=[YR=2018] S22 E20 N11 FOP=[YR=2018] E9 N6 W9 S6\$ N11 W20\$ E20 S5 E9 S14 E15 N63\$ PTR=E20 FUS=[YR=2018] E14 S32 STR=[YR=2018] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W20\$.											