

LOT 21
PLUMMER CREEK PHASE TWO A
PBK 8/142

SEKHON HARMANJOT/TOOR DEEPINDER SINGH
79437 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1602-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

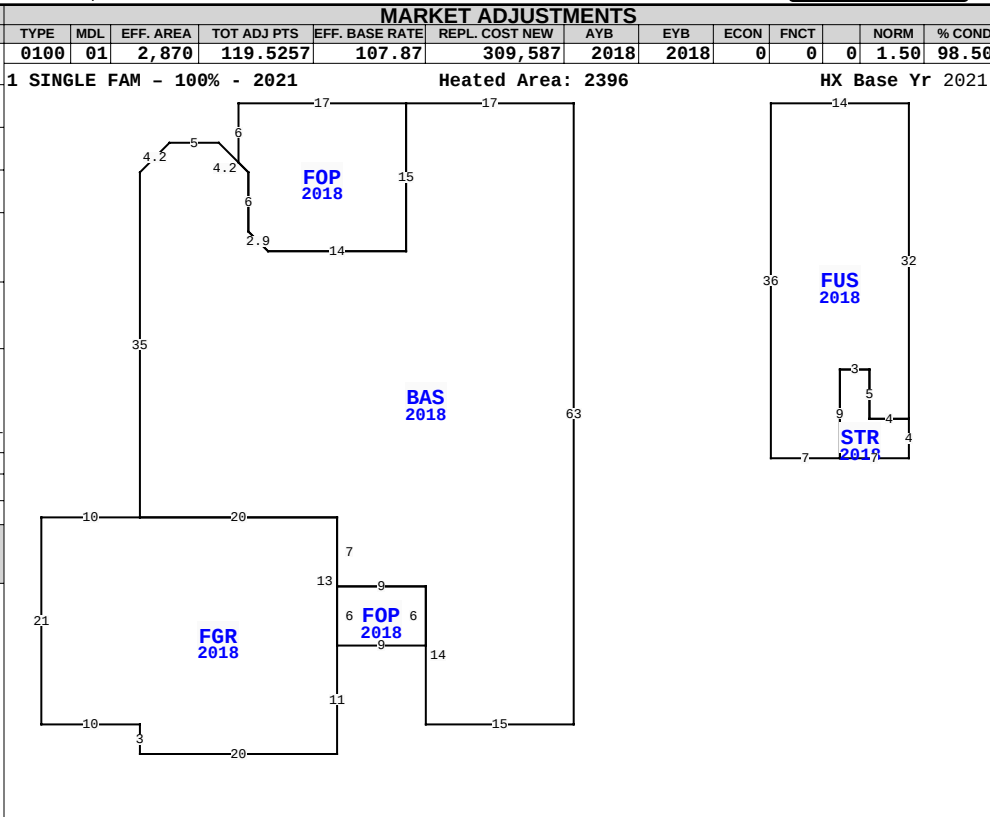
NEIGHBORHOOD/LOC 5013.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,935	100	1,935	205,597
FGR	690	55	380	40,376
FOP	54	30	16	1,700
FOP	245	30	74	7,862
FUS	461	100	461	48,982
STR	43	10	4	425

TOTALS	3,428		2,870	304,943
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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	1,101.00	SF	4.00
2	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
4	0462	ST/AL FNC	0	100	71	4	284.00	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 07/09/2021 BY KBA



79437 PLUMMERS CREEK DR, YULEE

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

TOTAL OB/XF										10,987		
R O	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	304,943		
TOTAL MARKET OB/XF VALUE	10,987		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	370,930		
SOH/AGL Deduction	61,481		
ASSESSED VALUE	309,449		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	259,449		
TOTAL JUST VALUE	370,930		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	310,518		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011635	CO ISSUED	0	11/26/2018
18002981	NEW CONSTR	325,301	08/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2413/1481	12/02/2020	WD	Q	I	02
GRANTOR: AUSTIN MELVIN JR & CO					
GRANTEE: SEKHON HARMANJOT &					
2305/1404	9/12/2019	QC	U	I	11
GRANTOR: AUSTIN MELVIN JEROME					
GRANTEE: AUSTIN MELVIN JR &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2018] W17 FOP=[YR=2018] W17 S6 D1 R1 S6 D2 R2 E14 N15\$ S15 W14 U2 L2 N6 U3 L3 W5 D3 L3 S35 FGR=[YR=2018] W10 S21 E10 S3 E20 N11 FOP=[YR=2018] E9 N6 W9 S6\$ N13 W20\$ E20 S7 E9 S14 E15 N63 \$ PTR=E20 FUS=[YR=2018] E14 S32 STR=[YR=2018] S4 W7 N9 E3 S5 E4\$ W4 N5 W3 S9 W7 N36\$ W20\$.					

YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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