LOT 23
IN OR 2217/1061
PLUMMER CREEK PHASE TWO A

SANTIAGO AMIR/ROBLES DENIS
79446 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1602-0023-0000

BUILDING CHARACTERISTICS

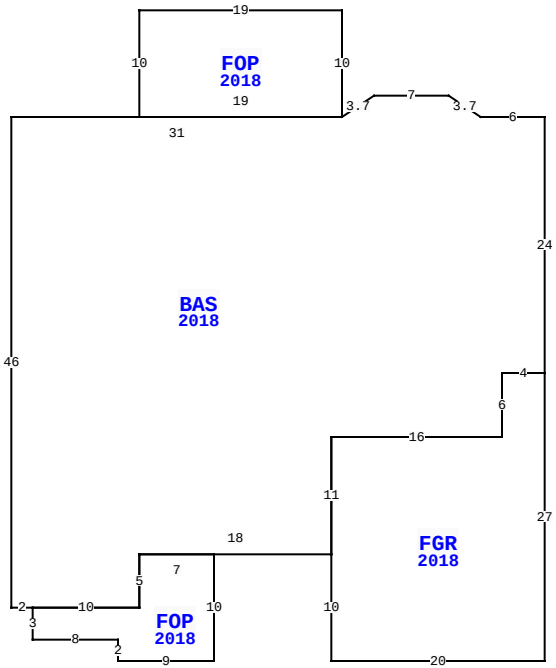
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,886	100	1,886	203,753
FGR	444	55	244	26,361
FOP	104	30	31	3,349
FOP	190	30	57	6,158
TOTALS	2,624		2,218	239,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,218	121.5249	109.68	243,270	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1886 HX Base Yr 2019



79446 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		239,621
TOTAL MARKET OB/XF VALUE		4,408
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		299,029
SOH/AGL Deduction		76,776
ASSESSED VALUE		222,253
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,253
TOTAL JUST VALUE		299,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007825	CO ISSUED	0	08/01/2018
18002403	NEW CONSTR	252,300	04/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2217/1061	8/09/2018	WD	Q	I	01	245,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SANTIAGO AMIR & DEN						
2097/0668	1/25/2017	WD	Q	V	05	215,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W6 U2 L3 W7 D2 L3 FOP=[YR=2018] N10 W19 S10 E19$ W31 S46 E2 FOP=[YR=2018] S3 E8 S2 E9 N10 W7 S5 W10$ E10 N5 E18 FGR=[YR=2018] S10 E20 N27 W4 S6 W16 S11$ N11 E16 N6 E4 N24$.

EXTRA FEATURES

LN	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	692.00	SF	6.50	6.50	100	2018	2018	3	98	4,408	

LAND DESCRIPTION

TOTAL OB/XF 4,408

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 10/22/2018 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS