LOT 24
PT OR 2077/1945
PLUMMER CREEK PHASE TWO A

MORALES BRIAN STEVEN &/BRIARD JAMI
79452 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1602-0024-0000

BUILDING CHARACTERISTICS

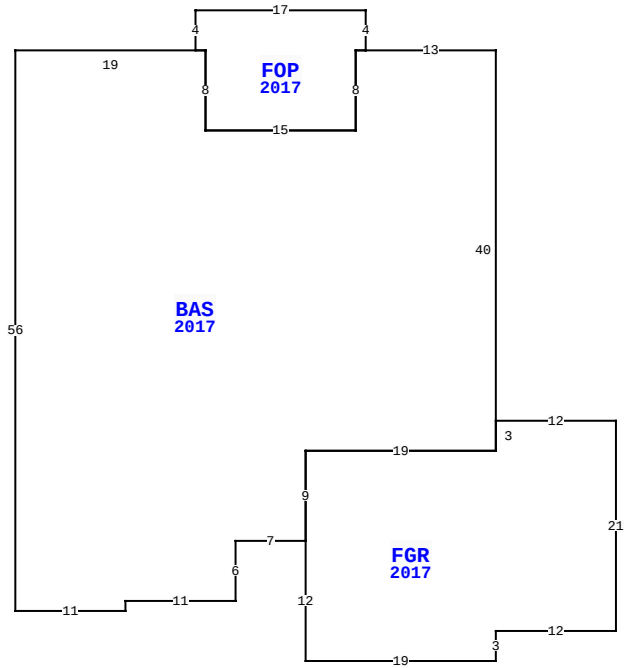
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,204	100	2,204	229,785
FGR	651	55	358	37,325
FOP	188	30	56	5,839
TOTALS	3,043		2,618	272,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,618	117.9360	106.44	278,660	2017	2017	0	0	0	2.05	97.95

1 SINGLE FAM – 100% - 2022 Heated Area: 2204 HX Base Yr 2022



79452 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		272,947
TOTAL MARKET OB/XF VALUE		10,296
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		338,243
SOH/AGL Deduction		46,536
ASSESSED VALUE		291,707
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		241,707
TOTAL JUST VALUE		338,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
158750	CO ISSUED	0	03/10/2017
B1633266	NEW CONSTR	285,084	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2433/0293	2/08/2021	WD	Q	I	01	300,000
GRANTOR: GARZA ALBERT ANTHONY						
GRANTEE: MORALES BRIAN STEVE						
2112/1472	3/29/2017	WD	Q	I	01	256,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GARZA ALBERT ANTHON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W13 FOP=[YR=2017] N4 W17 S4 E1 S8 E15 N8 E1$ W1 S8 W15 N8 W19 S56 E11 N1 E11 N6 E7 FGR=[YR=2017] S12 E19 N3 E12 N21 W12 S3 W19 S9$ N9 E19 N40$.

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	0811	CONCRETE B	0	100	0	0	1,141.00	SF	5.20	5.20	100	2017	2017	3	97	5,755	
2	0476	VF 6 SBPL	0	100	0	0	140.00	LF	32.00	32.00	100	2018	2018	3	95	4,256	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 10,296

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 06/23/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS