LOT 47
PLUMMER CREEK PHASE TWO A
PBK 8/142

DANIELS TODD P
79488 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1602-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

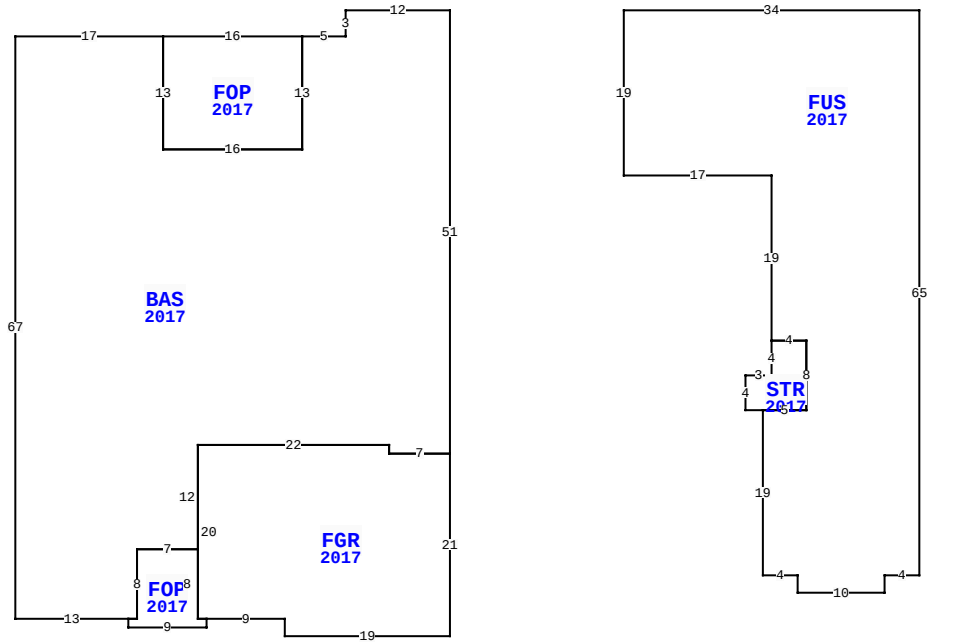
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	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	2,549	100	2,549	241,444
FGR	611	55	336	31,826
FOP	65	30	20	1,894
FOP	208	30	62	5,872
FUS	1,435	100	1,435	135,925
STR	44	10	4	379
TOTALS	4,912		4,406	417,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,406	107.6460	97.15	428,043	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2018 Heated Area: 3984 HX Base Yr 2018



79488 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		417,342
TOTAL MARKET OB/XF VALUE		12,138
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		484,480
SOH/AGL Deduction		130,765
ASSESSED VALUE		353,715
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		303,715
TOTAL JUST VALUE		484,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP163133	CO ISSUED	0	02/08/2017
B1633217	NEW CONSTR	481,659	10/01/2016
B1632537	NEW CONSTR	339,844	06/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2303/0091	8/06/2019	QC	U	I	11	272,000
GRANTOR: DANIELS TODD P & ERIN						
GRANTEE: DANIELS TODD P						
2168/0779	11/30/2017	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: DANIELS TODD P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 S3 W5 FOP=[YR=2017] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E13 FOP=[YR=2017] S1 E9 N1 FGR=[YR=2017] E9 S2E19 N21 W7 N1 W22 S20 E1$ W1 N8 W7 S8 W1$ E1N8 E7 N12 E22 S1 E7 N51$ PTR= E20 FUS=[YR=2017] E34 S65 W4 S2 W10 N2 W4 N19 STR=[YR=2017] W2 N4 E3 N4 E4 S8 W5$ E5 N8 W4 N19 W17 N19$ W20$.

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	997.00	SF	6.50	6.50	100	2017	2017	3	97	6,286	
2	0462	ST/AL FNC	0	100	154	4	616.00	SF	10.00	10.00	100	2020	2020	3	95	5,852	

LAND DESCRIPTION

TOTAL OB/XF 12,138

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 06/24/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS