

LOT 60  
IN OR 2117/1675  
PLUMMER CREEK PHASE TWO A

BERRY CHARLES L & MARGARET M  
79502 PLUMMERS CREEK DR  
YULEE, FL 32097

2023

12-2N-26-1602-0060-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 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                 |    | 3 100          |
| 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       | 1,940            | 100         | 1,940        | 205,701              |
| FGR       | 440              | 55          | 242          | 25,660               |
| FOP       | 54               | 30          | 16           | 1,697                |
| FSP       | 110              | 40          | 44           | 4,665                |
| TOTALS    | 2,544            |             | 2,242        | 237,723              |

| EXTRA FEATURES |            |             |         |   |   |        |    |       |       |
|----------------|------------|-------------|---------|---|---|--------|----|-------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | NOTES |
| 1              | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 762.00 | SF | 6.50  |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | NOTES |
| 1                | 000100   | C   | SFR                  | 100 |     |          | 0.00  | 0.00  |       |

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |      |        |  |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |  |
| 0100                                                         | 01  | 2,242     | 120.4959    | 108.75         | 243,818        | 2017 | 2017 | 0    | 0    | 2.50 | 97.50  |  |
| 1 SINGLE FAM - 100% - 2018 Heated Area: 1940 HX Base Yr 2018 |     |           |             |                |                |      |      |      |      |      |        |  |
|                                                              |     |           |             |                |                |      |      |      |      |      |        |  |
| 79502 PLUMMERS CREEK DR, YULEE                               |     |           |             |                |                |      |      |      |      |      |        |  |

| TOTAL OB/XF |            |             |         |   |   |        |    |       |                |           |         |             |
|-------------|------------|-------------|---------|---|---|--------|----|-------|----------------|-----------|---------|-------------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL |
| 1           | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 762.00 | SF | 6.50  | 6.50           | 100       | 2017    | 2017        |

| TOTAL OB/XF |            |             |         |   |   |        |    |       |                |           |         |             |
|-------------|------------|-------------|---------|---|---|--------|----|-------|----------------|-----------|---------|-------------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL |
| 1           | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 762.00 | SF | 6.50  | 6.50           | 100       | 2017    | 2017        |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |
| PAGE 1 of 1               |  |  |  |  |  |  |  |  |  |
| 4                         |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |
| STANDARD                  |  |  |  |  |  |  |  |  |  |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  |
| Tax Dist:                 |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |
| 237,723                   |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |
| 4,804                     |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |
| 55,000                    |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |
| 297,527                   |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |
| 126,442                   |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |
| 171,085                   |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |
| HX HB                     |  |  |  |  |  |  |  |  |  |
| 50,000                    |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |
| 121,085                   |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |
| 297,527                   |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |
| 0                         |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |
| 250,615                   |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 17003313   | CO ISSUED   | 0       | 04/17/2017 |
| B1633542   | NEW CONSTR  | 238,630 | 12/01/2016 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2117/1675                      | 4/27/2017  | WD           | Q      | I      | 02        | 214,500       |  |
| GRANTOR: DREAM FINDERS HOMES L |            |              |        |        |           |               |  |
| GRANTEE: BERRY CHARLES L & M   |            |              |        |        |           |               |  |
| 2091/1513                      | 12/27/2016 | WD           | Q      | V      | 05        | 355,600       |  |
| GRANTOR: BWC LAND PLUMMER LLC  |            |              |        |        |           |               |  |
| GRANTEE: DREAM FINDERS HOMES   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                       |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2017] W11 FSP=[YR=2021] W16 S7 E14 U2 R2 N5\$ S5 D2 L2 W14 N15 W17 S63 E15 N8 FOP=[YR=2017] E9 FGR=[YR=2017] S11 E20 N22 W20 S11\$ N6 W9 S6\$ N6 E9 N5 E20 N36\$. |  |  |  |  |  |  |  |  |  |