

LOT 61
IN OR 2100/723
PLUMMER CREEK PHASE TWO A

FITZHUGH PEMBROKE T IV & KIMBERLY M
79508 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1602-0061-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 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	0	0 100
Units	0	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	

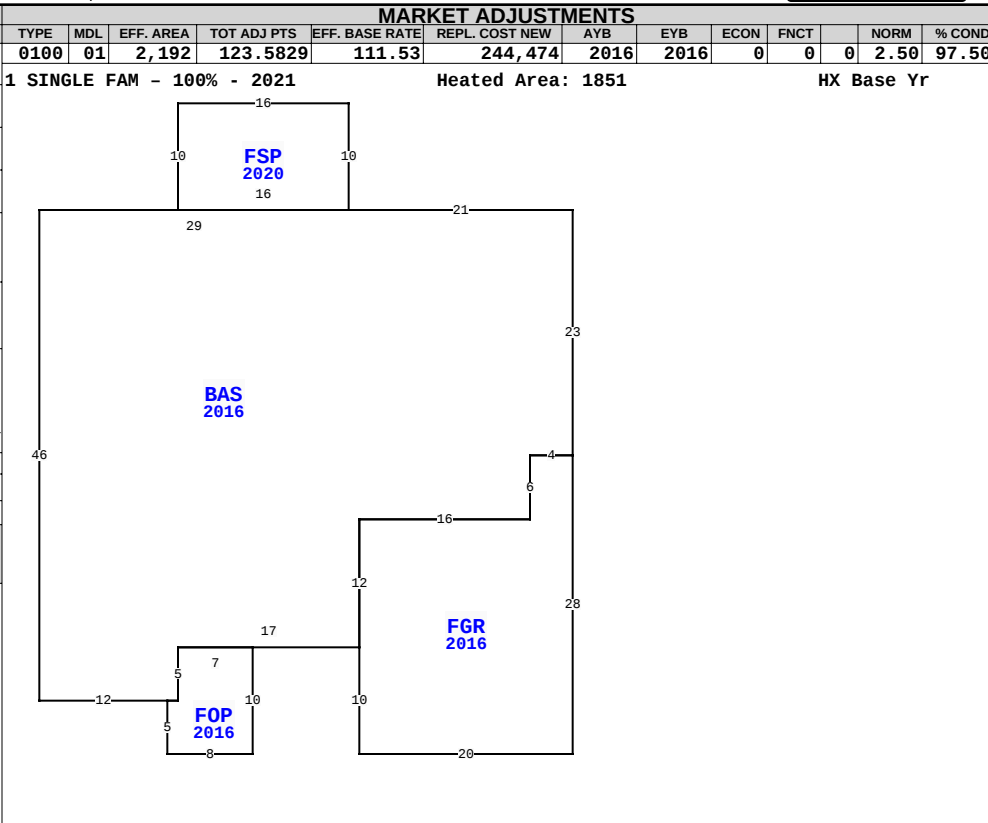
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,851	100	1,851	201,281
FGR	464	55	255	27,729
FOP	75	30	22	2,393
FSP	160	40	64	6,960

TOTALS	2,550		2,192	238,362
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0 100	0	0	1,062.00	SF	4.00	
2	0462	ST/AL FNC	0 100	0	0	468.00	SF	10.00	
3	0855	CONC PAVER	0 100	0	0	202.00	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 06/25/2021 BY KBA



79508 PLUMMERS CREEK DR, YULEE

UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

TOTAL OB/XF									
10,567									

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		238,362	
TOTAL MARKET OB/XF VALUE		10,567	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		303,929	
SOH/AGL Deduction		0	
ASSESSED VALUE		303,929	
TOTAL EXEMPTION VALUE		13	303,929
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		303,929	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		254,638	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632414	CO ISSUED	0	01/12/2017
B1632414	NEW CONSTR	234,643	05/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2100/0723	1/26/2017	WD	Q	I	01	229,900	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: FITZHUGH PEMBROKE T							
2069/1422	8/31/2016	WD	Q	V	05	210,400	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W21 FSP=[YR=2020] N10 W16 S10 E16\$ W29 S46 E12 FOP=[YR=2016] S5 E8 N10 W7 S5 W1\$ E1 N5 E17 FGR=[YR=2016] S10 E20 N28 W4 S6 W16 S12\$ N12 E16 N6 E4 N23\$.									

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