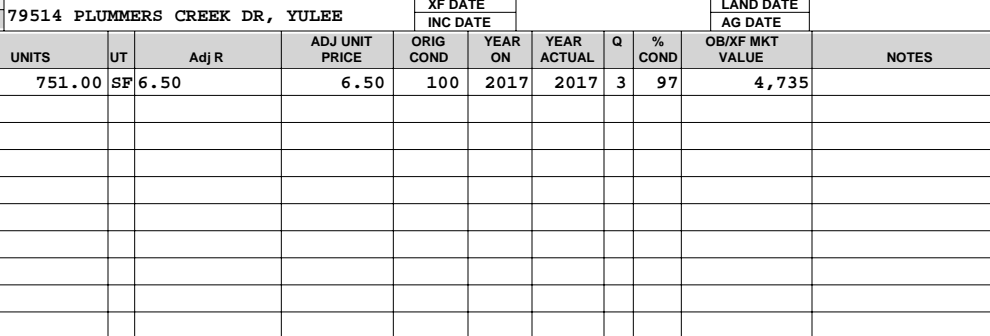


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,060	114.7608	103.57	316,924	2017	2017	0	0	2.00	98.00		

1 SINGLE FAM - 100% - 2023 Heated Area: 2733 HX Base Yr



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	2,248	100	2,248	228,169
FGR	399	55	219	22,228
FOP	101	30	30	3,045
FOP	248	30	74	7,511
FUS	485	100	485	49,226
STR	39	10	4	406
TOTALS	3,520		3,060	310,586

EXTRA FEATURES																
L N	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	751.00	SF	6.50	6.50	100	2017	2017	3	97	4,735	

79514 PLUMMERS CREEK DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		310,586
TOTAL MARKET OB/XF VALUE		4,735
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		370,321
SOH/AGL Deduction		0
ASSESSED VALUE		370,321
TOTAL EXEMPTION VALUE	13	370,321
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		370,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705325	CO ISSUED	0	05/16/2017
B1633317	NEW CONSTR	339,304	10/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/1583	7/27/2022	QC	U	I	11	100

GRANTOR: LOVETT SHANNON E  
 GRANTEE: LOVETT FRED EDWARD  
 2221/1005 8/20/2018 WD Q I 01 301,000  
 GRANTOR: ROBERTS JOSHUA BRICE  
 GRANTEE: LOVETT SHANNON E

BUILDING DIMENSIONS													
BAS=[YR=2017] W13 FOP=[YR=2017] W16 S8 E1 S8 E15 N16\$ S16 W15 N8 W19 S56 E10 FOP=[YR=2017] S2 E18 FGR=[YR=2017] S3 E19 N21 W19 S18\$ N9 W7 S3 L3 D3 W8 S1\$ N1 E8 U3 R3 N3 E7 N9 E19 N48\$ PTR=E20 FUS=[YR=2017] E19 S26 STR=[YR=2017] E3 S3 W10 N6 E3 S3 E4\$ W4 N3 W3 S3 W12 N26\$ W20\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							