LOT 65
IN OR 2116/784
PLUMMER CREEK PHASE TWO A

HALL SEANE M EST
79532 PLUMMERS CREEK DR
YULEE, FL 32097

**2023**

**12-2N-26-1602-0065-0000**

## NASSAU COUNTY PROPERTY



### 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 Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

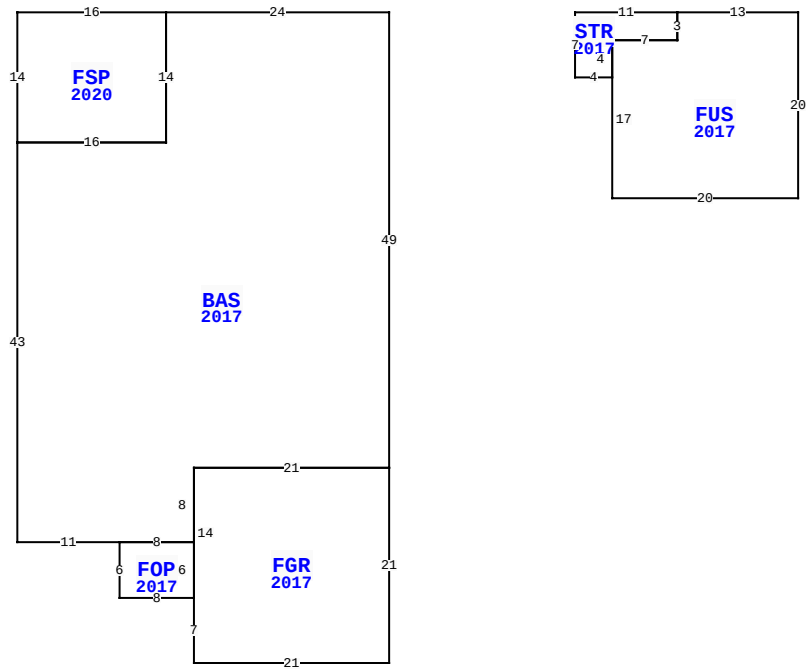
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5013.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,888 | 100 | 1,888 | 198,290 |
| FGR | 441 | 55 | 243 | 25,521 |
| FOP | 48 | 30 | 14 | 1,470 |
| FSP | 224 | 40 | 90 | 9,452 |
| FUS | 379 | 100 | 379 | 39,805 |
| STR | 49 | 10 | 5 | 525 |
| TOTALS | 3,029 | | 2,619 | 275,064 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,619 | 118.7424 | 107.17 | 280,678 | 2017 | 2017 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 2267 HX Base Yr




79532 PLUMMERS CREEK DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 275,064 |
| TOTAL MARKET OB/XF VALUE | 10,432 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 340,496 |
| SOH/AGL Deduction | 27,670 |
| ASSESSED VALUE | 312,826 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 312,826 |
| TOTAL JUST VALUE | 340,496 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 284,387 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17003132 | CO ISSUED | 0 | 04/11/2017 |
| B1633316 | NEW CONSTR | 283,229 | 10/01/2016 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2116/0784 | 4/21/2017 | WD | Q | I | 01 | 252,500 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: HALL SEANE 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] W24 FSP=[YR=2020] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E21 N21 W21 S14$ N6 W8$ E8 N8 E21 N49$ PTR=E20 STR=[YR=2017] E11 FUS=[YR=2017] E13 S20 W20 N17 E7 N3$ S3 W7 S4 W4 N7$ 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 | 0 | 0 | 0 | 847.00 | SF | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 97 | 5,340 | |
| 2 | 0462 | ST/AL FNC | 0 | 0 | 0 | 0 | 536.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 95 | 5,092 | |

### LAND DESCRIPTION

TOTAL OB/XF 10,432

| 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 | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 06/25/2021 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS