

LOT 66
IN OR 2128/1108
PLUMMER CREEK PHASE TWO A

GRAVES WILLIAM H & ASHLEY P
79538 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1602-0066-0000



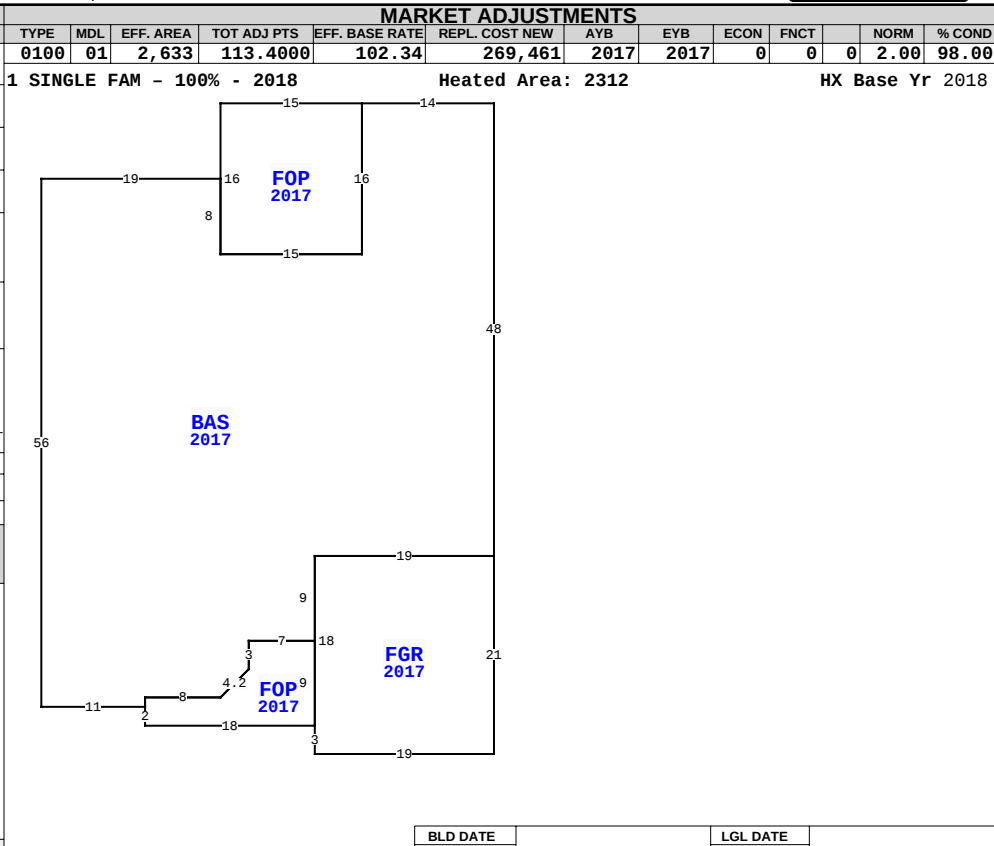
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,312	100	2,312	231,878
FGR	399	55	219	21,964
FOP	101	30	30	3,009
FOP	240	30	72	7,221
TOTALS	3,052		2,633	264,072

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	824.00	SF	6.50	6.50	100	2017

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
5,195											

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5,195											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						264,072					
TOTAL MARKET OB/XF VALUE						5,195					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						324,267					
SOH/AGL Deduction						87,318					
ASSESSED VALUE						236,949					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						186,949					
TOTAL JUST VALUE						324,267					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						272,798					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1705345	CO ISSUED	0	06/15/2017
B1633315	NEW CONSTR	286,563	10/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2128/1108	6/19/2017	WD Q	I	01		254,500	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: GRAVES WILLIAM H &							
2097/0668	1/25/2017	WD Q	V	05		215,000	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W14 FOP=[YR=2017] W15 S16 E15 N16\$ S16 W15 N8 W19 S56 E11 FOP=[YR=2017] S2 E18 FGR=[YR=2017] S3 E19 N21 W19 S18\$ N9 W7 S3 D3 L3 W8 S1\$ N1 E8 U3 R3 N3 E7 N9 E19 N48\$.											