

LOT 68
IN OR 2113/698
PLUMMER CREEK PHASE TWO A

THOMPSON MATTHEW S & LEAH
79550 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1602-0068-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,484	100	2,484	252,286
FGR	622	55	342	34,735
FOP	65	30	20	2,031
FSP	208	40	83	8,430
PTO	290	5	14	1,422

TOTALS	3,669		2,943	298,904
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,131.00	SF	5.20
2	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00
3	0911	SCRN RM A	0	100	0	0	290.00	SF	17.50

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	03/03/2022	BY	HS
-------------	------------	----	----

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,943	114.8868	103.69	305,160	2017	2017	0	0	2.05	97.95	
1 SINGLE FAM - 100% - 2018 Heated Area: 2484 HX Base Yr 2018												

79550 PLUMMERS CREEK DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0811	CONCRETE B	0	100	0	0	1,131.00	SF	5.20	5.20	100	2017	2017	3	97	5,705	
2	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2017	2017	3	87	5,846	
3	0911	SCRN RM A	0	100	0	0	290.00	SF	17.50	17.50	100	2021	2021	3	97	4,923	

TOTAL OB/XF										16,474							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

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

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				
BUILDING MARKET VALUE										Tax Dist:				
TOTAL MARKET OB/XF VALUE										298,904				
TOTAL LAND VALUE - MARKET										16,474				
TOTAL MARKET VALUE										55,000				
SOH/AGL Deduction										370,378				
ASSESSED VALUE										100,733				
TOTAL EXEMPTION VALUE										269,645				
BASE TAXABLE VALUE										HX HB XM				
TOTAL JUST VALUE										50,000				
NCON VALUE										219,645				
INCOME VALUE										370,378				
PREVIOUS YEAR MKT VALUE										0				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012639	ADDITION	7,325	09/21/2021
17001077	CO ISSUED	0	02/13/2017
17001077	NEW CONSTR	0	10/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2113/0698	3/28/2017	WD	Q	I	01	279,000	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:THOMPSON MATTHEW ST							
2077/1945	10/13/2016	WD	Q	V	05	270,400	
GRANTOR:BWC LAND PLUMMER LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2017] W4 PTO=[YR=2021] N10 W29 S10 FSP=[YR=2017] S13 E16 N13 W16\$ E29\$ W13 S13 W16 N13 W17 S67 E13 FOP=[YR=2017] S1 E9 N1 FGR=[YR=2017] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$.									