

LOT 40
IN OR 2144/1826
PLUMMER CREEK PHASE TWO B

LEISNER GARY & SUSAN
78675 GOLDFINCH LANE
YULEE, FL 32097

2023

12-2N-26-1603-0040-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	5014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,526	100	2,526	260,420
FGR	622	55	342	35,258
FOP	65	30	20	2,062
FOP	208	30	62	6,392
TOTALS	3,421		2,950	304,133

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	1,044.00	SF	6.50	6.50	
2	0861	POOL GUNIT	0	100	0	0	404.00	SF	85.00	85.00	
3	0855	CONC PAVER	0	100	0	0	540.00	SF	10.00	10.00	
4	0911	SCRN RM A	0	100	0	0	1,000.00	SF	17.50	17.50	

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,950	116.5647	105.20	310,340	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM - 100% - 2018

Heated Area: 2526

HX Base Yr 2018

The floor plan diagram illustrates a building layout with several distinct areas and their dimensions. The areas are labeled as follows:

- FOP 2017** (Front Office Portico): A rectangular area at the top center with dimensions 13 by 16.
- BAS 2017** (Bathroom): A large rectangular area in the center with dimensions 47 by 67.
- FGR 2017** (Front Garden Room): A rectangular area at the bottom left with dimensions 22 by 21.
- FOP 2017** (Front Office Portico): A small rectangular area at the bottom right with dimensions 8 by 8.

The overall dimensions of the building are 17 by 16. The total heated area is 2526. The HX Base Year is 2018.

BLD DATE	LGL DATE

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		304,133	
TOTAL MARKET OB/XF VALUE		59,614	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		418,747	
SOH/AGL Deduction		110,030	
ASSESSED VALUE		308,717	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		258,717	
TOTAL JUST VALUE		418,747	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		341,708	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005031	XFOB	0	06/01/2019
19002423	SWIM POOL	30,000	04/01/2019
17007607	CO ISSUED	0	08/23/2017
17000624	NEW CONSTR	321,839	03/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2144/1826	8/25/2017	WD	Q	I	02	298,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LEISNER GARY & SUSAN						
2097/0670	1/25/2017	WD	Q	V	05	508,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2017] U3 L3 W11 D3 L3 FOP=[YR=2017] W16 S13 E16 N13\$ S13 W16 N13 W17 S47 FGR=[YR=2017] S22 E10 N2 E18 FOP=[YR=2017] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N21 W22 S1 W7\$ E7 N1 E22 S13 E7 S8 E14 N67\$.											

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