

LOT 66
IN OR 2132/1465
PLUMMER CREEK PHASE TWO B

GETCHELL COREY M & SHERRY L
78670 GOLDFINCH LANE
YULEE, FL 32097

2023

12-2N-26-1603-0066-0000



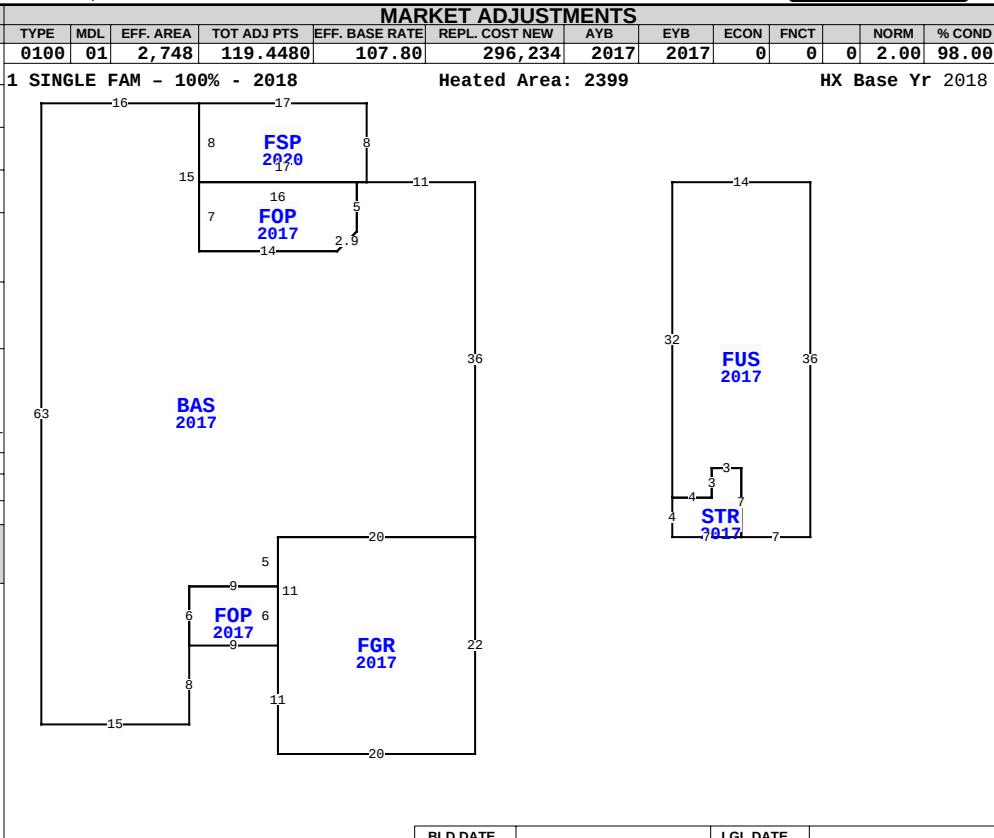
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	5014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	0	100	0	0
BAS	1,932	100	1,932	204,105
FGR	440	55	242	25,566
FOP	54	30	16	1,691
FOP	110	30	33	3,486
FSP	136	40	54	5,705
FUS	467	100	467	49,336
STR	37	10	4	422
TOTALS	3,176		2,748	290,309

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0810	CONCRETE A
2	0476	VF 6 SBPL
3	0855	CONC PAVER

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



TOTAL OB/XF		
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1	0810	CONCRETE A
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TOTAL OB/XF		
L N	OB/XF CODE	DESCRIPTION
1	000100	C

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	290,309	
TOTAL MARKET OB/XF VALUE	13,161	
TOTAL LAND VALUE - MARKET	55,000	
TOTAL MARKET VALUE	358,470	
SOH/AGL Deduction	126,656	
ASSESSED VALUE	231,814	
TOTAL EXEMPTION VALUE	50,000	
BASE TAXABLE VALUE	181,814	
TOTAL JUST VALUE	358,470	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	298,911	

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2132/1465	6/30/2017	WD Q
GRANTOR: DREAM FINDERS HOMES L		
GRANTEE: GETCHELL COREY M &		
2097/0670	1/25/2017	WD Q
GRANTOR: BWC LAND PLUMMER LLC		
GRANTEE: DREAM FINDERS HOMES		

BUILDING NOTES		
BUILDING DIMENSIONS		
BAS=[YR=2017] BAS=[YR=2017] W11 FSP=[YR=2020] N8 W17 S8 FOP=[YR=2017] S7 E14 U2 R2 N5 W16\$ E17\$ W1 S5 D2 L2 W14 N15 W16 S63 E15 N8 FOP=[YR=2017] E9 FGR=[YR=2017] S11 E20 N22 W20 S11\$ N6 W9 S6\$ N6 E9 N5 E20 N36\$ PTR=E20 FUS=[YR=2017] E14 S36 W7 STR=[YR=2017] W7 N4 E4 N3 E3 S7\$ N7 W3 S3 W4 N32\$ W20\$.		