

LOT 2
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

LEONARD KYLE M & BRITTNIY MARI
79425 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1604-0002-0000



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 Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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NEIGHBORHOOD/LOC	5015.00
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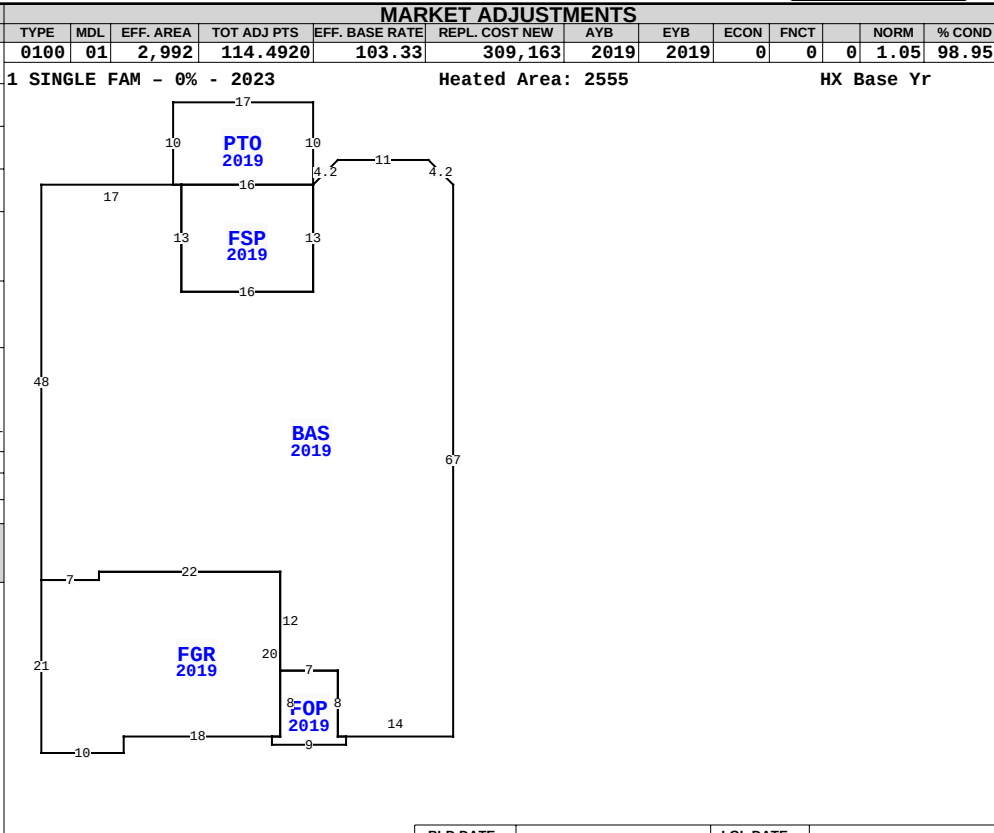
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,555	100	2,555	261,236
FGR	593	55	326	33,332
FOP	65	30	20	2,045
FSP	208	40	83	8,486
PTO	170	5	8	818

TOTALS	3,591		2,992	305,917
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	0	0	932.00	SF	6.50
3	0476	VF 6 SBPL	0	0	0	0	228.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00

REVIEW DATE 05/07/2020 BY KB



79425 PLUMMERS CREEK DR, YULEE

TOTAL OB/XF									
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Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	305,917								
TOTAL MARKET OB/XF VALUE	16,466								
TOTAL LAND VALUE - MARKET	55,000								
TOTAL MARKET VALUE	377,383								
SOH/AGL Deduction	0								
ASSESSED VALUE	377,383								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	377,383								
TOTAL JUST VALUE	377,383								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	312,771								

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2565/1869	5/20/2022	WD	Q	I	01	520,000			

GRANTOR: BOSWELL SCOTT M & TON

GRANTEE: LEONARD KYLE MATTHE

2321/0268 11/19/2019 WD Q I 02 373,500

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: BOSWELL SCOTT M & T

BUILDING NOTES									
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BUILDING DIMENSIONS									
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BAS=[YR=2019] U3 L3 W11 D3 L3 PTO=[YR=2019] N10 W17 S10 E1

FSP=[YR=2019] S13 E16 N13 W16\$ E16\$ S13 W16 N13 W17 S48

FGR=[YR=2019] S21 E10 N2 E18 FOP=[YR=2019] S1 E9 N1 W1 N8 W7

S8 W1\$ E1 N20 W22 S1 W7\$ E7 N1 E22 S12 E7 S8 E14 N67\$.