LOT 5
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

ALBRECHT WILLIAM & JULIE ANNE
79407 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1604-0005-0000

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		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

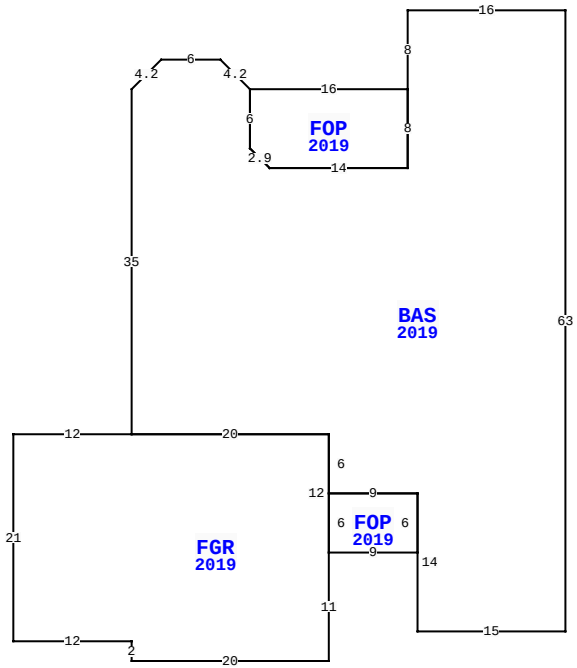
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,923	100	1,923	207,035
FGR	712	55	392	42,204
FOP	54	30	16	1,723
FOP	126	30	38	4,092
TOTALS	2,815		2,369	255,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,369	120.4959	108.75	257,629	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1923 HX Base Yr 2020



79407 PLUMMERS CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,053
TOTAL MARKET OB/XF VALUE		5,689
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		315,742
SOH/AGL Deduction		137,684
ASSESSED VALUE		178,058
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		123,058
TOTAL JUST VALUE		315,742
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009242	CO ISSUED	0	08/28/2019
19005579	NEW CONSTR	275,726	05/28/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2307/0505	9/16/2019	WD	Q	I	01	297,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ALBRECHT WILLIAM C						
2275/0937	5/15/2019	WD	Q	V	05	713,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 S8 FOP=[YR=2019] W16 S6 D2 R2 E14 N8$ S8 W14 U2 L2 N6 U3 L3 W6 D3 L3 S35 FGR=[YR=2019] W12 S21 E12 S2 E20 N11 FOP=[YR=2019] E9 N6 W9 S6$ N12 W20$ E20 S6 E9 S14 E15 N63$.

EXTRA FEATURES

LN	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	1,105.00	SF	5.20	5.20	100	2019	2019	3	99	5,689	

LAND DESCRIPTION

TOTAL OB/XF 5,689

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							

REVIEW DATE 09/27/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS