

LOT 6
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

ANDREWS TY D & LAURA A
79401 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1604-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	03	MASONRY 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	5015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,238	100	2,238	220,187
FGR	380	55	209	20,563
FOP	57	30	17	1,673
FOP	128	30	38	3,738
FUS	462	100	462	45,455
STR	64	10	6	590

TOTALS	3,329		2,970	292,206
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	813.00	SF	6.50
2	0476	VF 6 SBPL	0	0	0	0	72.00	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 11/03/2020 BY KB

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,970	109.5570	98.88	293,674	2020	2020	0	0	0	0.50	99.50	
1 SINGLE FAM - 0% - 0													
Heated Area: 2700													
HX Base Yr													

79401 PLUMMERS CREEK DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF													
7,490													

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			292,206
TOTAL MARKET OB/XF VALUE			7,490
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			354,696
SOH/AGL Deduction			27,449
ASSESSED VALUE			327,247
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			327,247
TOTAL JUST VALUE			354,696
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010649	CO ISSUED	0	03/03/2020
19010649	NEW CONSTR	355,246	10/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2352/1598	3/26/2020	WD	Q	I	01	320,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ANDREWS TY D & LAUR						
2317/0451	11/07/2019	WD	U	V	30	290,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W6 U3 L3 W7 D3 L3 FOP=[YR=2020] W16 S8 E16 N8\$ S8 W16 N8 W13 S41 FGR=[YR=2020] S20 E19 N5 FOP=[YR=2020] E8 N1W1 N7 W7 S8\$ N15 W19\$ E19 S7 E7 S7 E11 S1 E11 N56\$ PTR=E20 FUS=[YR=2020] E19 S26 W11 STR=[YR=2020] S4 W8 N4 E4 N8 E4 S8\$ N8 W4 S8 W4 N26\$ W20\$.									