

LOT 9
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

EDWARDS IRVING PAUL III & PATRICIA ANNE
79383 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1604-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	5015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,520	100	2,520	257,606
FGR	593	55	326	33,326
FOP	58	30	17	1,737
FOP	208	30	62	6,338
FUS	375	100	375	38,334
STR	64	10	6	614

TOTALS	3,818		3,306	337,955
--------	-------	--	-------	---------

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	0	0	923.00	SF	6.50	6.50
2	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00
3	0462	ST/AL FNC	0	100	0	0	264.00	SF	10.00	10.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,306	113.8914	102.79	339,824	2020	2020	0	0	0.55	99.45	
1 SINGLE FAM - 100% - 2021 Heated Area: 2895 HX Base Yr 2021												

79383 PLUMMERS CREEK DR, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					337,955				
TOTAL MARKET OB/XF VALUE					12,964				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					405,919				
SOH/AGL Deduction					69,695				
ASSESSED VALUE					336,224				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					286,224				
TOTAL JUST VALUE					405,919				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					338,318				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000075	CO ISSUED	0	01/06/2020
19009776	NEW CONSTR	388,108	09/17/2019

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2333/0408	1/16/2020	WD	Q	I	01	380,900			
GRANTOR:DREAM FINDERS HOMES L									
GRANTEE:EDWARDS IRVING PAUL									
2300/0291	8/23/2019	WD	U	V	30	280,000			
GRANTOR:BWC LAND PLUMMER LLC									
GRANTEE:DREAM FINDERS HOMES									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2020] W17 FOP=[YR=2020] W16 S13 E16 N13\$ S13 W16 N13 W17 S67 E13 FOP=[YR=2020] S1 E9 N1 FGR=[YR=2020] E18 S2 E10 N21 W7 N1 W22 S20 E1\$ W1 N7 W7 S7W1 \$ E1 N7 E7 N13 E22 S1 E7 N48\$ PTR=E20 FUS=[YR=2020] E17 S23 W13 STR=[YR=2020] S6 W10 N4 E6 N6 E4 S4\$ N4 W4 N19\$ W20\$.									

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

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000		