LOT 10
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

MONK DUPREE A JR & KATHERINE L
79377 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1604-0010-0000

BUILDING CHARACTERISTICS

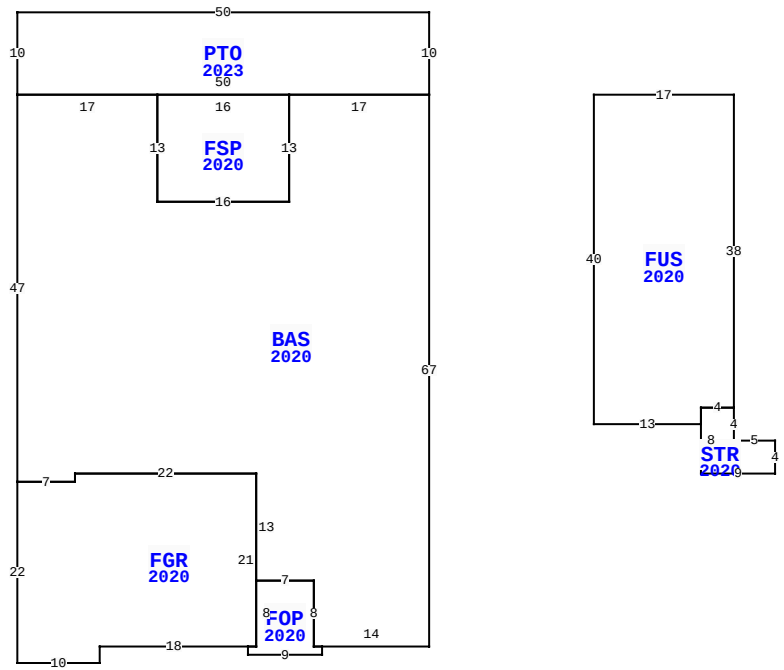
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	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	2,484	100	2,484	264,065
FGR	622	55	342	36,357
FOP	65	30	20	2,127
FSP	208	40	83	8,824
FUS	672	100	672	71,437
PTO	500	5	25	2,658
STR	52	10	5	532
TOTALS	4,603		3,631	385,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,631	118.9755	107.38	389,897	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 3156 HX Base Yr 2021



79377 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		385,998
TOTAL MARKET OB/XF VALUE		6,255
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		447,253
SOH/AGL Deduction		73,716
ASSESSED VALUE		373,537
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		323,537
TOTAL JUST VALUE		447,253
NCON VALUE		2,658
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009772	CO ISSUED	0	01/21/2020
19009772	NEW CONSTR	419,679	09/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2337/0920	1/29/2020	WD	Q	I	01	387,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MONK DUPREE A JR &						
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;ORIG=0,0] W17 S13 W16 N13 W17 S47 E7 N1 E22 S13 E7 S8 E14 N67 $
FUS=[YR=2020;ORIG=20,0] E17 S38 W4 S2 W13 N40 $
FGR=[YR=2020;ORIG=-50,47] S22 E10 N2 E18 E1 N21 W22 S1 W7 $
PTO=[YR=2023;ORIG=-50,0] E50 N10 W50 S10 $
FSP=[YR=2020;ORIG=-17,0] W16 S13 E16 N13 $
FOP=[YR=2020;ORIG=-22,67] S1 E9 N1 W1 N8 W7 S8 W1 $
STR=[YR=2020;ORIG=37,38] S4 E5 S4 W9 N8 E4 $
PTR=[ORIG=0,0] E20 W20 $
.

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	0810	CONCRETE A	0	100	0	0	972.00	SF	6.50	6.50	100	2020	2020	3	99	6,255	

LAND DESCRIPTION

TOTAL OB/XF 6,255

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS