

LOT 17
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

SALZER GROVER WECHSLER III & WANDA EMMA
79317 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1604-0017-0000



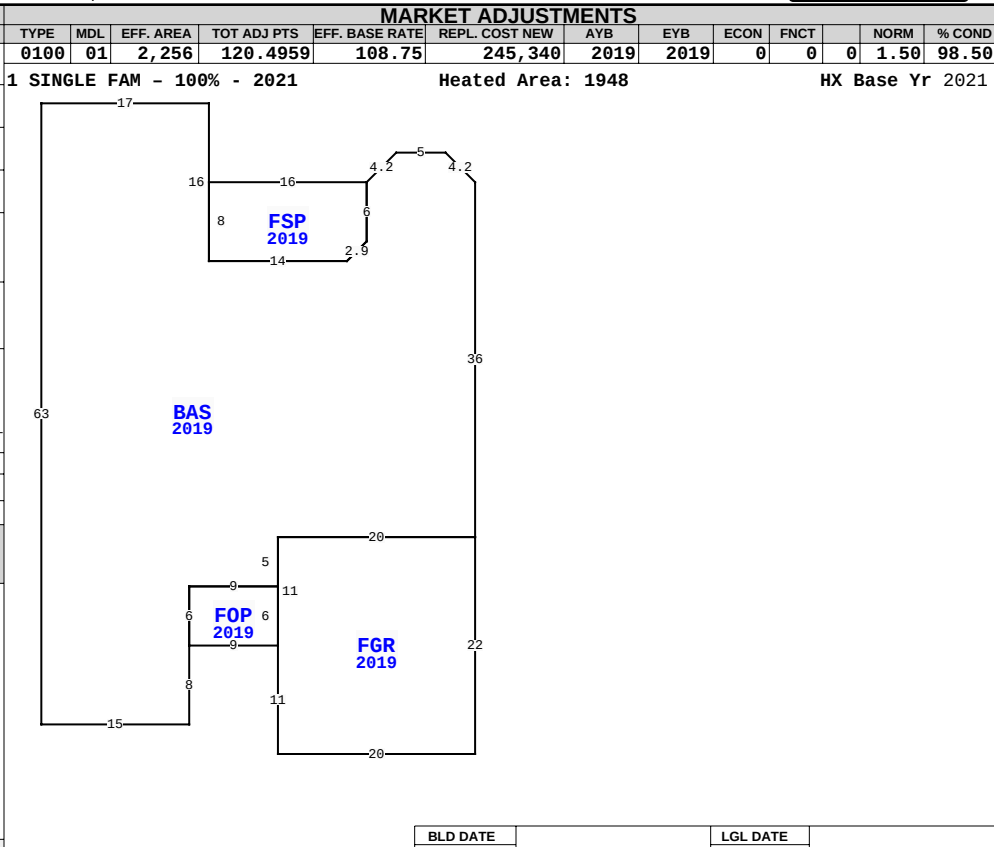
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,948	100	1,948	208,667
FGR	440	55	242	25,923
FOP	54	30	16	1,714
FSP	126	40	50	5,356
TOTALS	2,568		2,256	241,660

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	714.00	SF	6.50	

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 4,595									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	714.00	SF	6.50	

TOTAL OB/XF 4,595									
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1	0810	CONCRETE A	0 100	0	0	714.00	SF	6.50	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	241,660								
TOTAL MARKET OB/XF VALUE	4,595								
TOTAL LAND VALUE - MARKET	55,000								
TOTAL MARKET VALUE	301,255								
SOH/AGL Deduction	49,647								
ASSESSED VALUE	251,608								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	201,608								
TOTAL JUST VALUE	301,255								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	253,784								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009125	CO ISSUED	0	12/09/2019
19006850	NEW CONSTR	262,586	08/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2327/0324	12/18/2019	WD	Q	I	02	281,857	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:SALZER GROVER WECHS							
2300/0291	8/23/2019	WD	U	V	30	280,000	
GRANTOR:BWC LAND PLUMMER LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] U3 L3 W5 D3 L3 FSP=[YR=2019] W16 S8E14 U2 R2 N6\$ S6 D2 L2 W14 N16 W17 S63 E15 N8 FOP=[YR=2019] E9 FGR=[YR=2019] S11 E20 N22 W20 S11\$ N6 W9 S6\$ N6 E9 N5 E20 N36\$.									