LOT 18
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

PATTON CAROL M
79309 PLUMMER CREEK DR
YULEE, FL 32097

2023

12-2N-26-1604-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

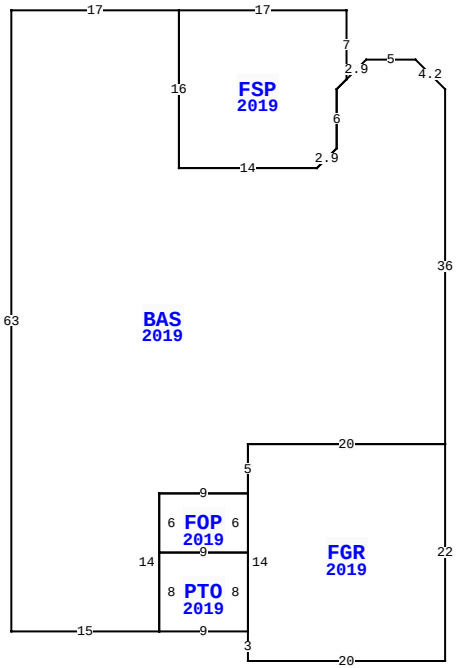
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	204,243
FGR	440	55	242	25,373
FOP	54	30	16	1,677
FSP	262	40	105	11,009
PTO	72	5	4	420
TOTALS	2,776		2,315	242,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,315	117.4089	105.96	245,297	2019	2019	0	0	0	1.05	98.95

1 SINGLE FAM – 0% - 0 Heated Area: 1948 HX Base Yr



79309 PLUMMERS CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	242,721
TOTAL MARKET OB/XF VALUE	5,685
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	303,406
SOH/AGL Deduction	22,650
ASSESSED VALUE	280,756
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,756
TOTAL JUST VALUE	303,406
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001558	CO ISSUED	0	06/14/2019
1900572	NEW CONSTR	254,451	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2286/0098	6/20/2019	WD	Q	I	01	296,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PATTON CAROL M						
2258/1643	2/28/2019	WD	Q	V	05	472,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W5 D2 L2 FSP=[YR=2019] N7 W17 S16 E14
U2 R2 N6 U1 R1 $ D1 L1 S6 D2 L2 W14 N16 W17 S63 E15
PTO=[YR=2019] E9 FGR=[YR=2019] S3 E20 N22 W20 S5
FOP=[YR=2019] W9 S6 E9 N6$ S14$ N8 W9 S8$ N14 E9 N5 E20 N36$.

EXTRA FEATURES

L N	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	0	0	0	765.00	SF	6.50	6.50	100	2019	2019	3	99	4,923	
2	0855	CONC PAVER	0	0	0	0	77.00	SF	10.00	10.00	100	2019	2019	3	99	762	

LAND DESCRIPTION

TOTAL OB/XF 5,685

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/06/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS