LOT 19
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

REAVIS HERB MORRIS JR & CAROLYN MELISSA
79269 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1604-0019-0000

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

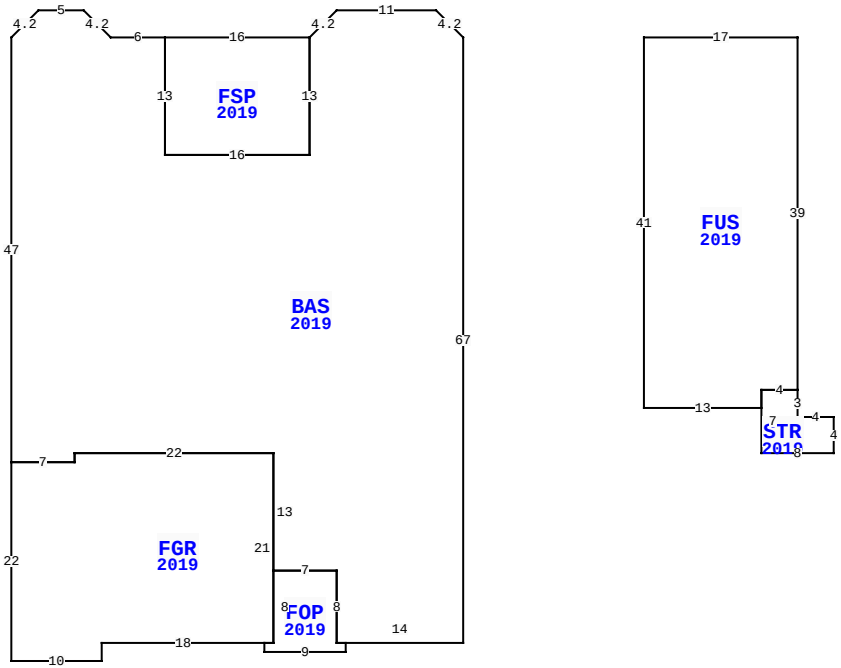
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,550	100	2,550	254,795
FGR	622	55	342	34,172
FOP	65	30	20	1,999
FSP	208	40	83	8,293
FUS	689	100	689	68,844
STR	44	10	4	400
TOTALS	4,178		3,688	368,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,688	111.8880	100.98	372,414	2019	2019	0	0	0	1.05	98.95

1 SINGLE FAM – 100% - 2020 Heated Area: 3239 HX Base Yr 2020



79269 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		368,504
TOTAL MARKET OB/XF VALUE		14,612
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		438,116
SOH/AGL Deduction		121,033
ASSESSED VALUE		317,083
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		267,083
TOTAL JUST VALUE		438,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000356	CO ISSUED	0	06/20/2019
18009654	NEW CONSTR	390,472	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2289/1034	6/27/2019	WD	Q	I	01	435,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: REAVIS HERB MORRIS						
2255/1912	2/14/2019	WD	Q	V	05	236,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W11 D3 L3 FSP=[YR=2019] W16 S13 E16 N13$ S13 W16 N13 W6 U3 L3 W5 D3 L3 S47 FGR=[YR=2019] S22 E10 N2 E18 FOP=[YR=2019] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E14 N67$ PTR=E20 FUS=[YR=2019] E17 S39 STR=[YR=2019] S3 E4 S4 W8 N7 E4$ W4 S2 W13 N41$ W20$.

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	0855	CONC PAVER	0	100	0	0	1,126.00	SF	10.00	10.00	100	2019	2019	3	99	11,147	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 14,612

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	100			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