LOT 20
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

MURRAY RYAN E & ELIZABETH J
79257 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1604-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

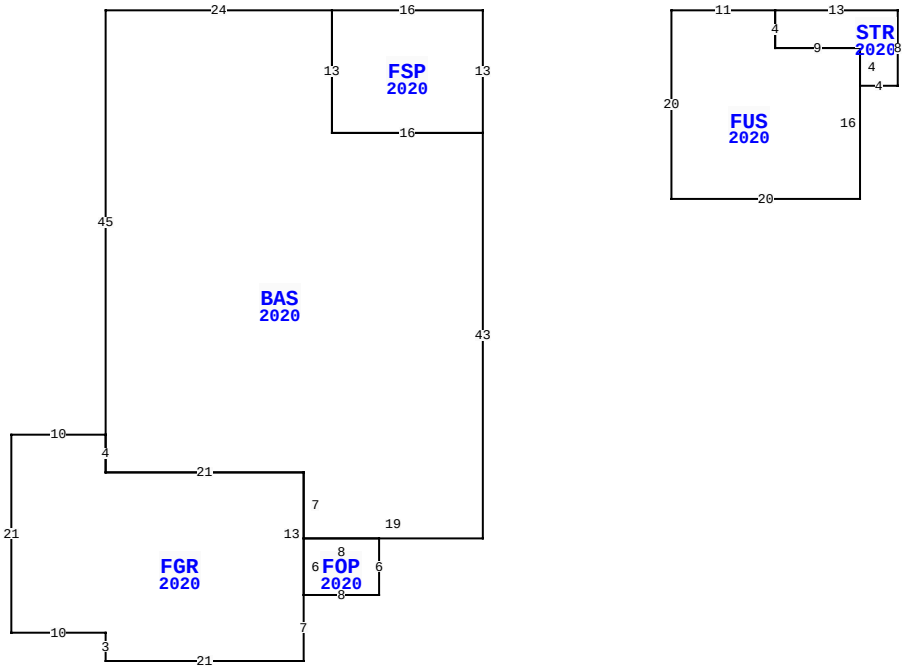
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,885	100	1,885	212,152
FGR	630	55	346	38,942
FOP	48	30	14	1,575
FSP	208	40	83	9,341
FUS	364	100	364	40,967
STR	68	10	7	788
TOTALS	3,203		2,699	303,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,699	125.3952	113.17	305,446	2020	2020	0	0	0	0.55	99.45

1 SINGLE FAM – 100% - 2021 Heated Area: 2249 HX Base Yr 2021



79257 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		303,766
TOTAL MARKET OB/XF VALUE		10,225
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		355,991
SOH/AGL Deduction		49,613
ASSESSED VALUE		306,378
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		256,378
TOTAL JUST VALUE		355,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000509	CO ISSUED	0	01/17/2020
19009775	NEW CONSTR	318,247	09/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2344/0577	2/27/2020	WD	Q	I	01	329,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MURRAY RYAN E & ELI						
2292/0961	7/19/2019	WD	U	V	11	100
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W16 BAS=[YR=2020] W24 S45 FGR=[YR=2020] W10 S21 E10 S3 E21 N7 FOP=[YR=2020] E8 N6 W8 S6$ N13 W21 N4$ S4 E21 S7 E19 N43 W16 N13$ S13 E16 N13$ PTR=E20 FUS=[YR=2020] E11 STR=[YR=2020] E13 S8 W4 N4 W9 N4 $ S4 E9 S16 W20 N20$ 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	0811	CONCRETE B	0	100	0	0	1,109.00	SF	5.20	5.20	100	2020	2020	3	99	5,709	
2	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2020	2020	3	98	4,516	

LAND DESCRIPTION

TOTAL OB/XF 10,225

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	000000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	42,000.00	42,000.00	42,000							

REVIEW DATE 11/20/2020 BY KB Total Acres: 0.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 08/02/2023 BY SYS