LOT 25
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

PETERSON RAEJOHNE J & DAMIEN L
79197 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1604-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		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

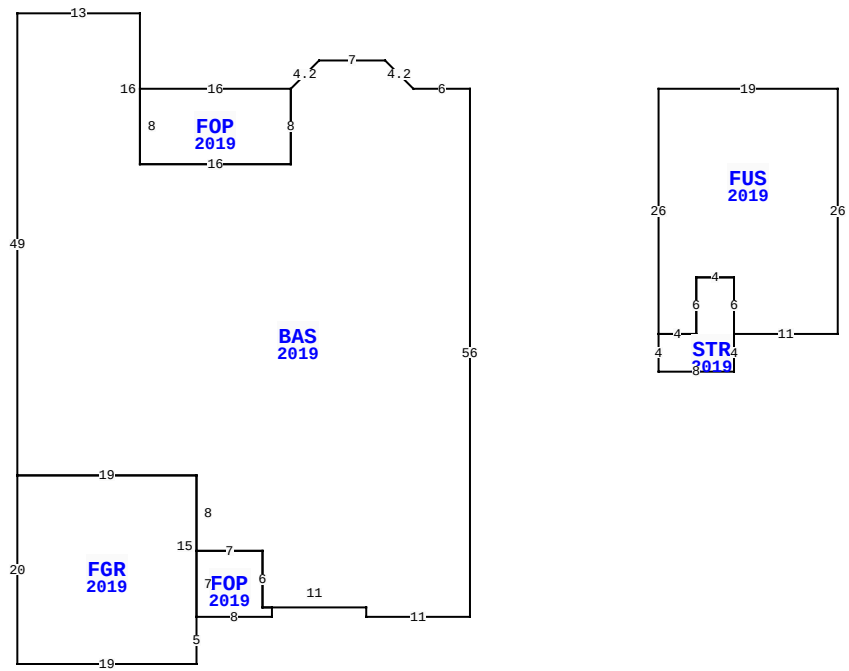
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,349	100	2,349	235,009
FGR	380	55	209	20,910
FOP	50	30	15	1,501
FOP	128	30	38	3,802
FUS	470	100	470	47,022
STR	56	10	6	600
TOTALS	3,433		3,087	308,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,087	112.5390	101.57	313,547	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2819 HX Base Yr 2021



79197 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		308,844
TOTAL MARKET OB/XF VALUE		11,533
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		375,377
SOH/AGL Deduction		71,919
ASSESSED VALUE		303,458
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		253,458
TOTAL JUST VALUE		375,377
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004516	CO ISSUED	0	10/04/2019
19004516	NEW CONSTR	369,365	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2314/0454	10/11/2019	WD	Q	I	01	329,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PETERSON RAEJOHNE J						
2270/1337	4/25/2019	WD	Q	V	05	236,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W6 U3 L3 W7 D3 L3 FOP=[YR=2019] W16 S8 E16 N8$ S8 W16 N16 W13 S49 FGR=[YR=2019] S20 E19 N5 FOP=[YR=2019] E8 N1 W1 N6 W7 S7$ N15 W19$ E19 S8 E7 S6 E11 S1 E11 N56$ PTR=E20 FUS=[YR=2019] E19 S26 W11 STR=[YR=2019] S4 W8 N4 E4 N6 E4 S6$ N6 W4 S6 W4 N26$ 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	745.00	SF	6.50	6.50	100	2019	2019	3	99	4,794	
2	0476	VF 6 SBPL	0	100	0	0	210.00	LF	32.00	32.00	100	2019	2019	3	96	6,451	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 11,533

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 10/03/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS