

WRIGHT MELANIE P & APOLLO
79161 PLUMMERS CREEK DR
YULEE, FL 32097

12-2N-26-1604-0031-0000

BUILDING CHARACTERISTICS

ELEMENT CD
Exterior Wall 16 WD FR STUC 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 70
Interior Floor 14 CARPET 30
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100
Bedrooms 4 100
Bathrooms 3 100

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	2,494	100	2,494	264,771
FGR	622	55	342	36,308
FOP	65	30	20	2,124
FOP	208	30	62	6,582

TOTALS 3,389 2,918 309,784

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0100 01 2,918 119.4270 107.78 314,502 2019 2019 0 0 1.50 98.50

1 SINGLE FAM - 0% - 0 Heated Area: 2494 HX Base Yr

The diagram illustrates the building's footprint and various market adjustment areas. The main rectangular footprint has dimensions 17 by 47 feet. A smaller rectangle at the top center measures 16 by 13 feet. To the right of the main footprint, there are additional areas labeled FGR 2019 (22x22) and another section with dimensions like 22, 7, 13, 21, 22, 18, 2, 10, 9, 7, 8, 10, 21, 13.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 309,784 TOTAL MARKET OB/XF VALUE 6,010 TOTAL LAND VALUE - MARKET 55,000 TOTAL MARKET VALUE 370,794 SOH/AGL Deduction 28,371 ASSESSED VALUE 342,423 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 342,423 TOTAL JUST VALUE 370,794 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 311,294

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V RSN SALE PRICE
2314/1722 10/15/2019 WD Q I 01 332,700 GRANTOR:DREAM FINDERS HOMES L GRANTEE:WRIGHT MELANIE P & 2264/1047 3/13/2019 WD Q V 05 575,000 GRANTOR:BWC LAND PLUMMER LLC GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS BAS=[YR=2019] W17 FOP=[YR=2019] W16 S13 E16 N13\$ S13 W16 N13 W17 S67 E2 S1 E10 N1 E1 FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$.

LAND DESCRIPTION TOTAL OB/XF 6,010

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPHT 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 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