LOT 32
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

ESPERSEN JEREMIAH SHAWN & LAURA
79143 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1604-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

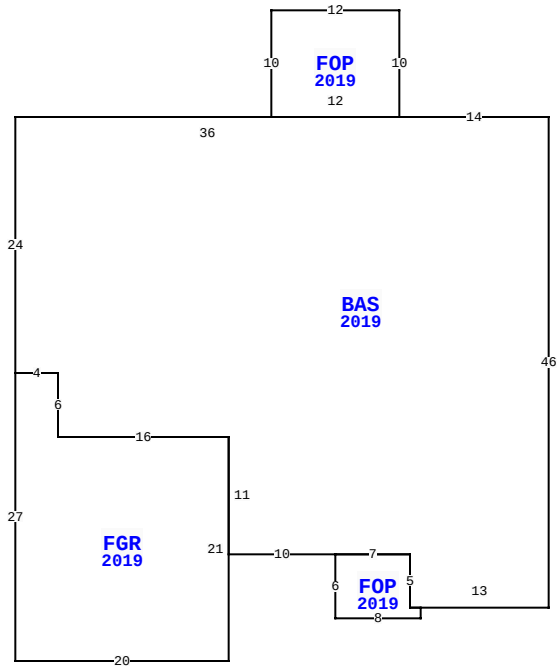
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,871	100	1,871	203,159
FGR	444	55	244	26,494
FOP	43	30	13	1,412
FOP	120	30	36	3,909
TOTALS	2,478		2,164	234,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,164	121.5249	109.68	237,348	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1871 HX Base Yr



79143 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		234,975
TOTAL MARKET OB/XF VALUE		11,314
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		301,289
SOH/AGL Deduction		0
ASSESSED VALUE		301,289
TOTAL EXEMPTION VALUE	13	301,289
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		301,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002826	CO ISSUED	0	08/01/2019
19008183	NEW CONSTR	0	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2299/0995	8/16/2019	WD	Q	I	02	272,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ESPERSEN JEREMIAH S						
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] W14 FOP=[YR=2019] N10 W12 S10 E12$ W36 S24
FGR=[YR=2019] S27 E20 N21 W16 N6 W4$ E4 S6 E16 S11 E10
FOP=[YR=2019] S6 E8 N1 W1 N5 W7$ E7 S5 E13 N46$.

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	711.00	SF	6.50	6.50	100	2019	2019	3	99	4,575	
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 11,314

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