

LOT 33
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

MARTINEZ RICHARD & ASHLEY
79137 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1604-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	1,722	100	1,722	187,596
FGR	440	55	242	26,364
FOP	42	30	13	1,416
FSP	112	40	45	4,902
TOTALS	2,316		2,022	220,279

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	728.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,022	122.5539	110.60	223,633	2019	2019	0	0	0	1.50	98.50	
1 SINGLE FAM - 0% - 0 Heated Area: 1722 HX Base Yr													
79137 PLUMMERS CREEK DR, YULEE													

79137 PLUMMERS CREEK DR, YULEE					XF DATE INC DATE					LAND DATE AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
728.00	SF	6.50	6.50	100	2019	2019	3	99	4,685		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		220,279	
TOTAL MARKET OB/XF VALUE		4,685	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		279,964	
SOH/AGL Deduction		20,389	
ASSESSED VALUE		259,575	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		259,575	
TOTAL JUST VALUE		279,964	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		235,977	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008190	CO ISSUED	0	08/01/2019
19001015	NEW CONSTR	232,593	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2300/0473	8/20/2019	WD Q	Q	I	01	246,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MARTINEZ RICHARD &						
2264/1047	3/13/2019	WD Q	Q	V	05	575,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W12 FSP=[YR=2019] W14 S8 E14 N8\$ S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S11 E20 N22 W20 S11\$ N6 W7 S6\$ N6 E7 N5 E20 N36\$.									