LOT 35
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

BENNETT DANNY A & BARBARA
79125 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1604-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

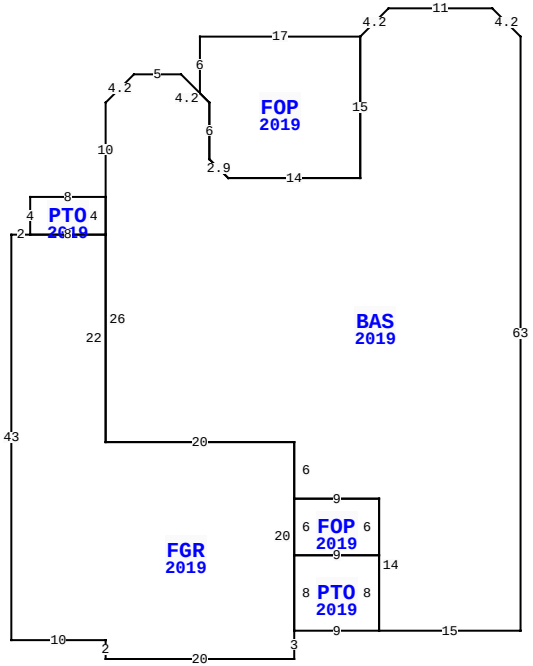
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,997	100	1,997	212,127
FGR	890	55	490	52,050
FOP	54	30	16	1,700
FOP	245	30	74	7,861
PTO	32	5	2	213
PTO	72	5	4	424
TOTALS	3,290		2,583	274,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,583	118.9440	107.35	277,285	2019	2019	0	0	0	1.05	98.95

1 SINGLE FAM – 100% - 2020 Heated Area: 1997 HX Base Yr 2020



79125 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		274,374
TOTAL MARKET OB/XF VALUE		5,148
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		334,522
SOH/AGL Deduction		105,600
ASSESSED VALUE		228,922
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		173,922
TOTAL JUST VALUE		334,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001636	CO ISSUED	0	02/20/2019
18007256	NEW CONSTR	287,347	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2256/1123	2/19/2019	WD	Q	I	01	367,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BENNETT DANNY A & B						
2229/0735	10/05/2018	WD	Q	V	05	605,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W11 D3 L3 FOP=[YR=2019] W17 S6 D1 R1 S6 D2 R2 E14 N15$ S15 W14 U2 L2 N6 U3 L3 W5 D3 L3 S10 PTO=[YR=2019] W8 S4 FGR=[YR=2019] W2 S43 E10 S2 E20 N3 PTO=[YR=2019] E9 N8 FOP=[YR=2019] N6 W9 S6 E9$ W9 S8$ N20 W20 N22 W8$ E8 N4$ S26 E20 S6 E9 S14 E15 N63$.

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	1,000.00	SF	5.20	5.20	100	2019	2019	3	99	5,148	

LAND DESCRIPTION

TOTAL OB/XF 5,148

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 01/11/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS