LOT 36
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

HOLLIS VICTOR & NINA
79119 PLUMERS CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1604-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

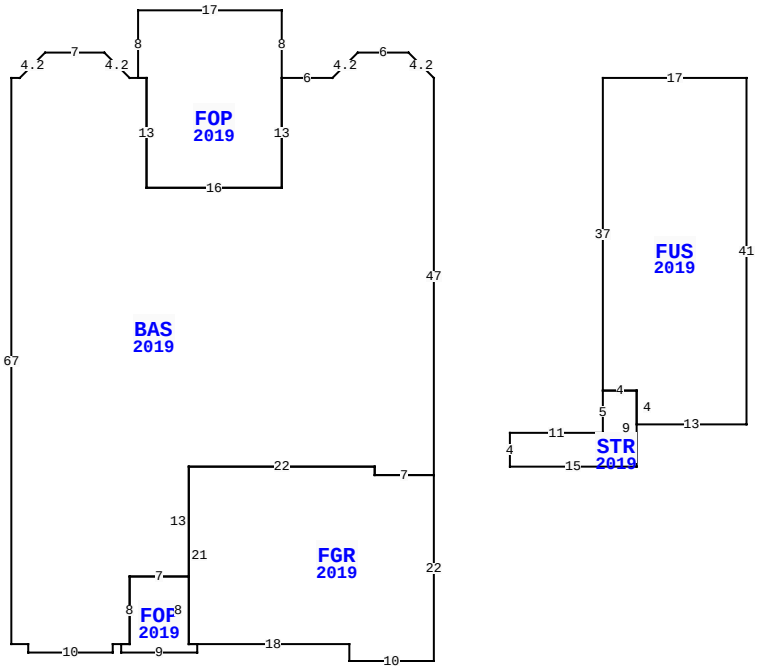
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,551	100	2,551	234,770
FGR	622	55	342	31,474
FOP	65	30	20	1,840
FOP	344	30	103	9,479
FUS	681	100	681	62,673
STR	80	10	8	737
TOTALS	4,343		3,705	340,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,705	103.0050	92.96	344,417	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2020 Heated Area: 3232 HX Base Yr 2020



79119 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		340,973
TOTAL MARKET OB/XF VALUE		4,551
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		400,524
SOH/AGL Deduction		124,627
ASSESSED VALUE		275,897
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		225,897
TOTAL JUST VALUE		400,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009624	CO ISSUED	0	05/17/2019
18009624	NEW CONSTR	427,145	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/1419	5/24/2019	WD	Q	I	01	379,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HOLLIS VICTOR & NIN						
2255/1839	2/14/2019	WD	Q	V	05	192,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W6 D3 L3 W6 FOP=[YR=2019] N8 W17 S8 E1 S13 E16 N13$ S13 W16 N13 W2 U3 L3 W7 D3 L3 W1 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$ PTR= E20 FUS=[YR=2019] S37 STR=[YR=2019] S5 W11 S4 E15 N9 W4$ E4 S4 E13 N41 W17$ 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	0811	CONCRETE B	0	100	0	0	884.00	SF	5.20	5.20	100	2019	2019	3	99	4,551	

LAND DESCRIPTION

TOTAL OB/XF 4,551

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