

LOT 37
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

PITTI BELINDA L & STEPHEN P
79111 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1604-0037-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	10	ABOVE AVG 100	0100	01	2,279	120.4959	108.75	247,841	2019	2019	0	0	1.00	99.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021													Heated Area: 1916									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021									
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	1,916	100	1,916	206,281																					
FGR	440	55	242	26,055																					
FOP	54	30	16	1,723																					
FSP	262	40	105	11,305																					
TOTALS			2,672	2,279	245,363																				
EXTRA FEATURES			79111 PLUMMERS CREEK DR, YULEE																						
L N	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	670.00	SF	6.50	6.50	100	2019	2019	3	99	4,311									
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465									
BUILDING DIMENSIONS																									
BAS=[YR=2019] W11 FSP=[YR=2019] N8 W17 S16 E14 U2 R2 N6 E1SW1 S6 D2 L2 W14 N16 W16 S63 E15 N8 FOP=[YR=2019] E9 FGR=[YR=2019] S11 E20 N22 W20 S11\$ N6 W9 S6\$ N6 E9 N5 E20 N36\$.																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																									