

LOT 38
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

BLAIR TRENT A & MELANIE D L/E/
79105 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1604-0038-0000



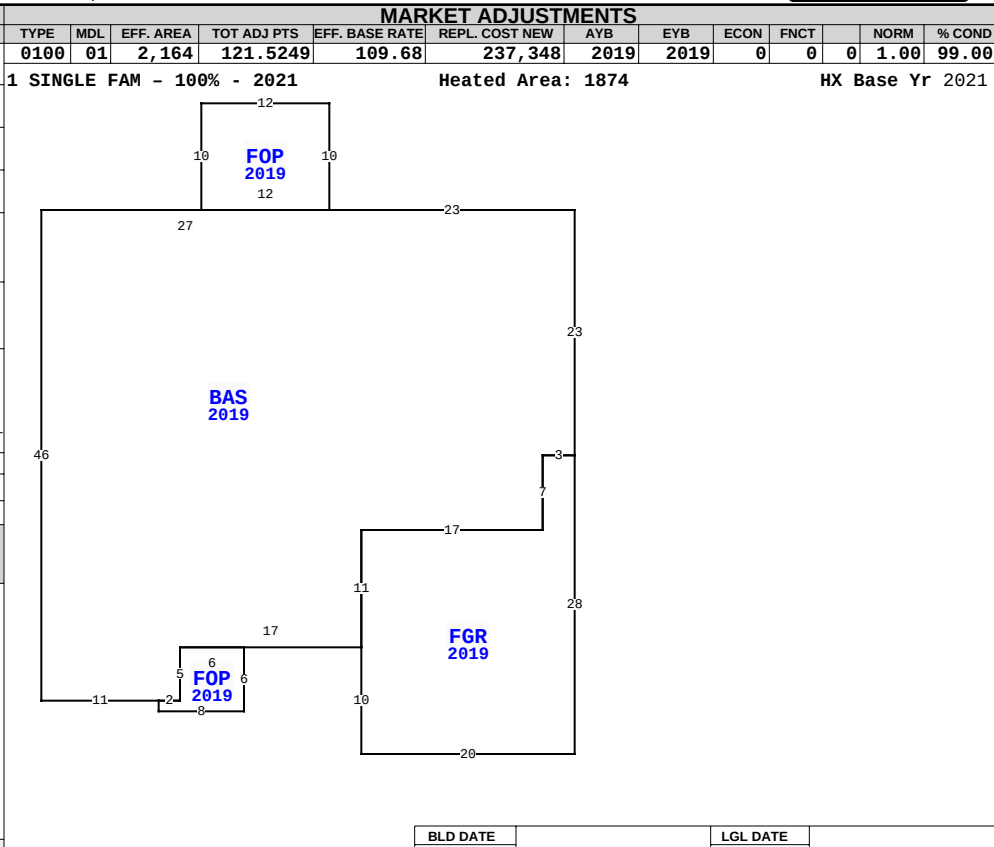
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,874	100	1,874	203,485
FGR	441	55	243	26,385
FOP	38	30	11	1,194
FOP	120	30	36	3,909
TOTALS	2,473		2,164	234,975

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	783.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	
3	0479	VF PICKET	0	100	0	0	60.00	LF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	



TOTAL OB/XF											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									

TOTAL OB/XF											
10,407											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 4	Tax Dist:										
BUILDING MARKET VALUE	234,975										
TOTAL MARKET OB/XF VALUE	10,407										
TOTAL LAND VALUE - MARKET	55,000										
TOTAL MARKET VALUE	300,382										
SOH/AGL Deduction	51,005										
ASSESSED VALUE	249,377										
TOTAL EXEMPTION VALUE	HX HB 50,000										
BASE TAXABLE VALUE	199,377										
TOTAL JUST VALUE	300,382										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	251,414										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011938	CO ISSUED	0	11/18/2019
19004688	NEW CONSTR	254,216	07/01/2019

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2585/0525	8/18/2022	LE	U	I	11	100			
GRANTOR: BLAIR TRENT A & MELAN									
GRANTEE: LEE ASHLEY N									
2350/0352	3/23/2020	WD	Q	I	01	282,000			
GRANTOR: DREAM FINDERS HOMES L									
GRANTEE: BLAIR TRENT A & MEL									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W23 FOP=[YR=2019] N10 W12 S10 E12\$ W27 S46 E11 FOP=[YR=2019] S1 E8 N6 W6 S5 W2\$ E2 N5 E17 FGR=[YR=2019] S10 E20 N28 W3 S7 W17 S11\$ N11E17 N7 E3 N23\$.											