LOT 41
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

HARRIS MATTHEW R & ASHLEY M
79087 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1604-0041-0000

BUILDING CHARACTERISTICS

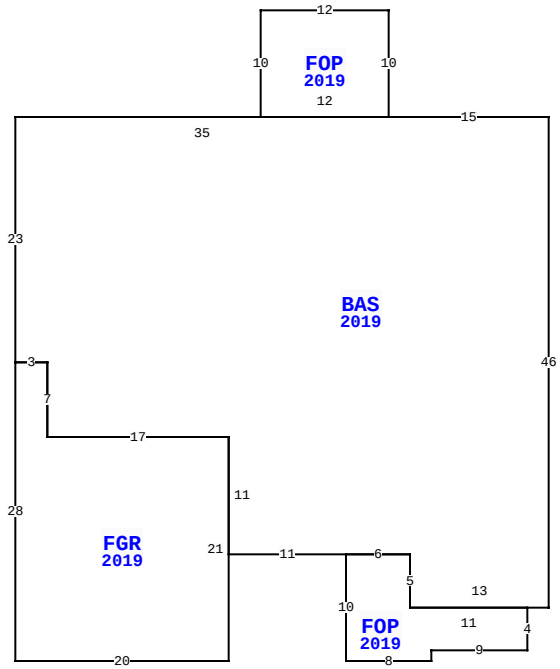
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,874	100	1,874	203,485
FGR	441	55	243	26,385
FOP	106	30	32	3,475
FOP	120	30	36	3,909
TOTALS	2,541		2,185	237,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,185	121.5249	109.68	239,651	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1874 HX Base Yr 2021



79087 PLUMMERS CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,254
TOTAL MARKET OB/XF VALUE		7,586
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		299,840
SOH/AGL Deduction		50,331
ASSESSED VALUE		249,509
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,509
TOTAL JUST VALUE		299,840
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006225	CO ISSUED	0	10/28/2019
19006225	NEW CONSTR	255,532	06/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2340/1664	2/18/2020	WD	U	I	11	100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HARRIS MATTHEW R &						
2340/0419	2/18/2020	WD	Q	I	02	271,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HARRIS MATTHEW R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W15 FOP=[YR=2019] N10 W12 S10 E12$ W35 S23
FGR=[YR=2019] S28 E20 N21 W17 N7 W3$ E3 S7 E17 S11 E11
FOP=[YR=2019] S10 E8 N1 E9 N4 W11N5 W6$ E6 S5 E13 N46$.

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	0810	CONCRETE A	0	100	0	0	692.00	SF	6.50	6.50	100	2019	2019	3	99	4,453	
2	0476	VF 6 SBPL	0	100	0	0	102.00	LF	32.00	32.00	100	2019	2019	3	96	3,133	

LAND DESCRIPTION

TOTAL OB/XF 7,586

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 05/07/2020 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS