LOT 42
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

HOLLOWAY DAVID W
79081 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1604-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

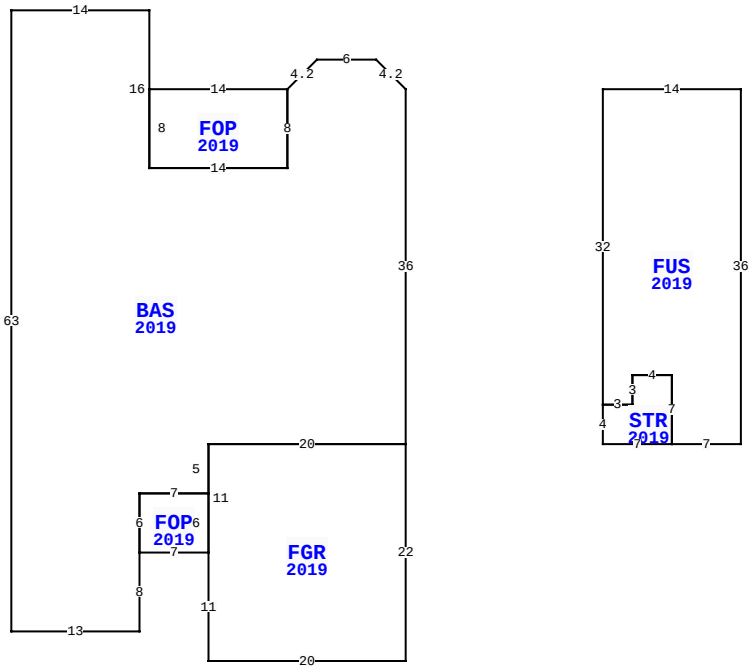
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,749	100	1,749	186,657
FGR	440	55	242	25,827
FOP	42	30	13	1,387
FOP	112	30	34	3,628
FUS	464	100	464	49,519
STR	40	10	4	427
TOTALS	2,847		2,506	267,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,506	119.4480	107.80	270,147	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2213 HX Base Yr 2021



79081 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		267,446
TOTAL MARKET OB/XF VALUE		4,376
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		326,822
SOH/AGL Deduction		53,537
ASSESSED VALUE		273,285
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		218,285
TOTAL JUST VALUE		326,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904241	CO ISSUED	0	11/13/2019
19004241	NEW CONSTR	297,101	06/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2350/1592	3/16/2020	WD	Q	I	01	300,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HOLLOWAY DAVID W						
2270/1342	4/25/2019	WD	Q	V	05	300,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W6 D3 L3 FOP=[YR=2019] W14 S8 E14 N8$ S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S11 E20 N22 W20 S11$ N6 W7 S6$ N6 E7 N5 E20 N36$ PTR=E20 FUS=[YR=2019] E14 S36 W7 STR=[YR=2019] W7 N4 E3 N3 E4 S7$ N7 W4 S3 W3 N32$ 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	0810	CONCRETE A	0	100	0	0	680.00	SF	6.50	6.50	100	2019	2019	3	99	4,376	

LAND DESCRIPTION

TOTAL OB/XF 4,376

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