

LOT 43
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

STEWART RICHARD L II
79075 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1604-0043-0000



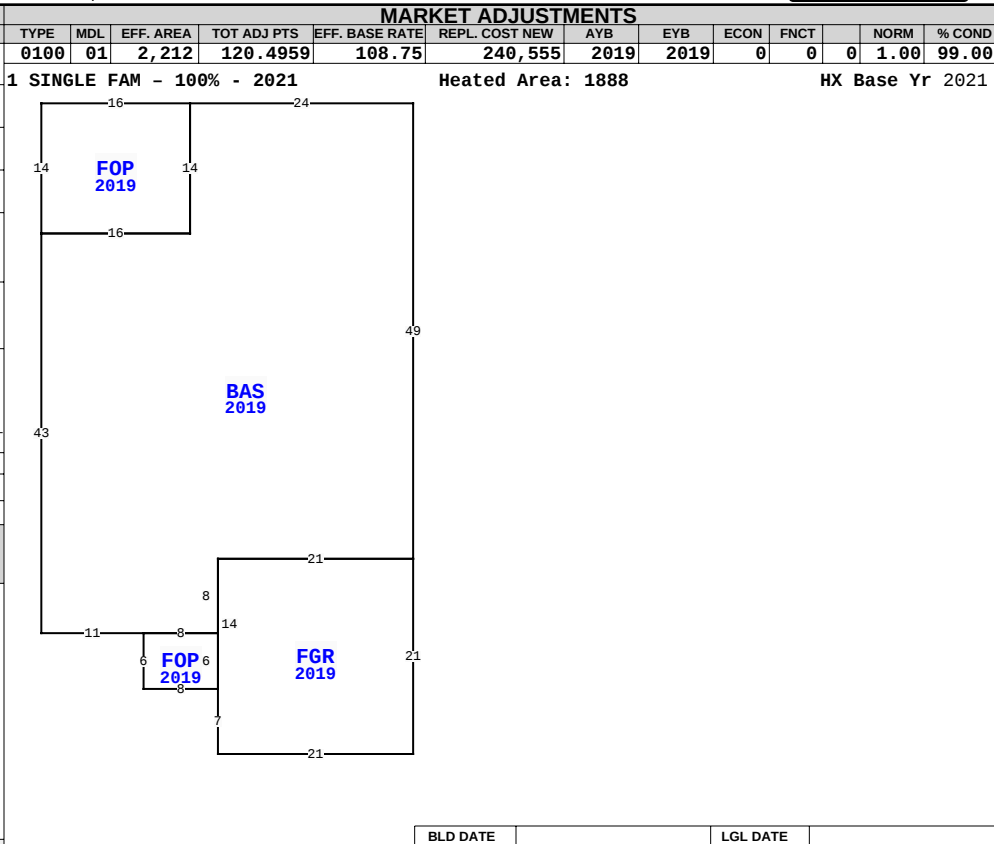
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,888	100	1,888	203,267
FGR	441	55	243	26,162
FOP	48	30	14	1,508
FOP	224	30	67	7,213
TOTALS	2,601		2,212	238,149

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	713.00	SF	6.50	6.50	100	2019

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



TOTAL OB/XF 4,588											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 238,149											
TOTAL MARKET OB/XF VALUE 4,588											
TOTAL LAND VALUE - MARKET 55,000											
TOTAL MARKET VALUE 297,737											
SOH/AGL Deduction 49,028											
ASSESSED VALUE 248,709											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 198,709											
TOTAL JUST VALUE 297,737											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 250,934											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001738	CO ISSUED	0	10/29/2019
19001738	NEW CONSTR	257,564	02/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2326/1412	12/13/2019	WD	Q	I	01	271,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: STEWART RICHARD L I							
2275/0937	5/15/2019	WD	Q	V	05	713,000	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W24 FOP=[YR=2019] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2019] S6 E8 FGR=[YR=2019] S7 E21 N21 W21 S14\$ N6 W8\$ E8 N8 E21 N49\$.											