

LOT 44
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

STANKIEWICZ RICHARD A
79069 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1604-0044-0000



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	PAGE 1 of 1 4															
Exterior Wall	10	ABOVE AVG 100	0100	01	2,022	125.5380	113.30	229,093	2019	2019	0	0	0	1.00	99.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022													Heated Area: 1722														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022														
Interior Wall	05	DRYWALL 100																												
Interior Floop	11	CLAY TILE 100																												
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	1,722	100	1,722	193,152																										
FGR	440	55	242	27,145																										
FOP	42	30	13	1,458																										
FSP	112	40	45	5,048																										
TOTALS			2,316	2,022	226,802																									
EXTRA FEATURES																79069 PLUMMER 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	695.00	SF	6.50	6.50	100	2019	2019	3	99	4,472														
2	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2020	2020	3	98	4,516														
3	0855	CONC PAVER	0	100	0	0	724.00	SF	10.00	10.00	100	2020	2020	3	99	7,168														
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 11/09/2020 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																														