LOT 45
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

FLEETING RENNON W & AIDA
79063 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1604-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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

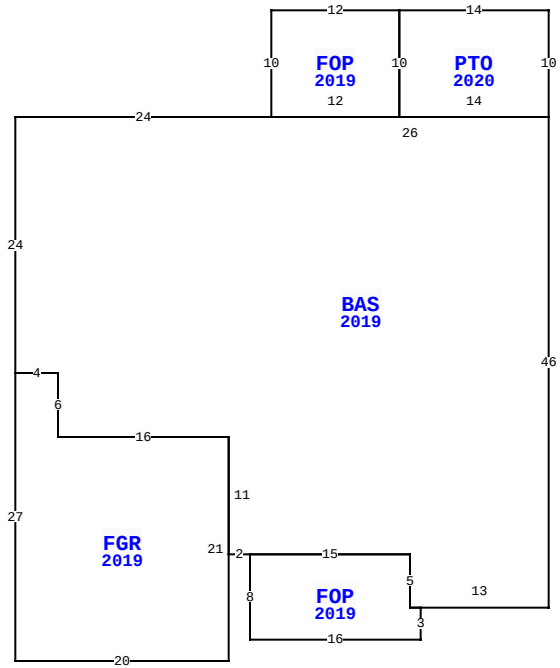
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,871	100	1,871	202,133
FGR	444	55	244	26,361
FOP	120	30	36	3,889
FOP	123	30	37	3,997
PTO	140	5	7	756
TOTALS	2,698		2,195	237,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,195	121.5249	109.68	240,748	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1871 HX Base Yr 2020



79063 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,137
TOTAL MARKET OB/XF VALUE		6,784
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		298,921
SOH/AGL Deduction		53,083
ASSESSED VALUE		245,838
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,838
TOTAL JUST VALUE		298,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009513	ADDITION	3,550	10/09/2020
19009342	CO ISSUED	0	08/30/2019
19000992	NEW CONSTR	250,560	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2310/1772	9/26/2019	WD	Q	I	01	260,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FLEETING RENNON W &						
2265/0217	3/28/2019	WD	Q	V	05	182,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2020] W14 FOP=[YR=2019] W12 S10 BAS=[YR=2019] W24 S24 FGR=[YR=2019] S27 E20 N21 W16 N6 W4$ E4 S6 E16 S11 E2 FOP=[YR=2019] S8 E16 N3 W1 N5 W15$ E15S5 E13 N46 W26$ E12 N10 $ S10 E14 N10$.

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	700.00	SF	6.50	6.50	100	2019	2019	3	99	4,505	
2	0911	SCRN RM A	0	100	14	10	140.00	SF	17.50	17.50	100	2020	2020	3	93	2,279	

LAND DESCRIPTION

TOTAL OB/XF 6,784

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 01/05/2021 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS