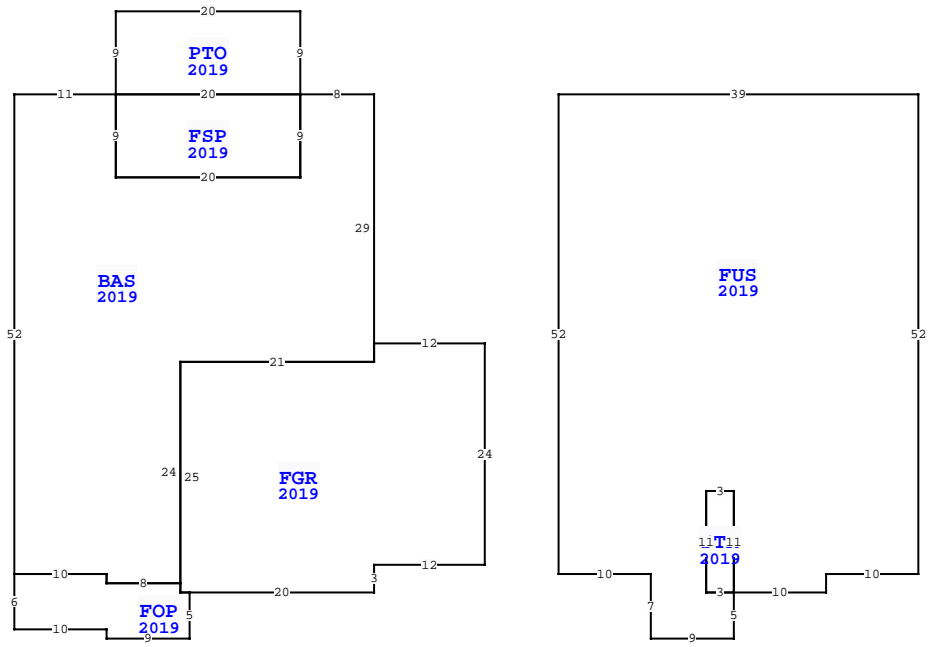


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	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
BAS	1,373	100	1,373
FGR	813	55	447
FOP	113	30	34
FSP	180	40	72
FUS	2,078	100	2,078
PTO	180	5	9
STR	33	10	3
TOTALS	4,770		4,016

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	4,016	107.5536	97.07	389,833	2019	2019	0	0	0	1.50	98.50	
1 SINGLE FAM - 100% - 2022 Heated Area: 3451 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		383,986	
TOTAL MARKET OB/XF VALUE		35,076	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		474,062	
SOH/AGL Deduction		0	
ASSESSED VALUE		474,062	
TOTAL EXEMPTION VALUE		13	474,062
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		474,062	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		393,008	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009447	SWIM POOL	44,000	09/06/2019
18009633	CO ISSUED	0	05/28/2019
18009633	NEW CONSTR	473,799	01/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2280/1368	5/28/2019	WD	Q	I	01	398,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BRADY RAYMOND L & D						
2255/1839	2/14/2019	WD	Q	V	05	192,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES																
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	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2019	2019	3	99	6,734	
2	0861	POOL GUNIT	0	100	0	0		85.00	85.00	100	2020	2020	3	95	14,051	
3	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2020	2020	3	99	5,019	
4	0877	JACUZZI	0	100	0	0		1,000.00	1,000.00	100	2020	2020	3	93	930	
5	0476	VF 6 SBPL	0	100	0	0		32.00	32.00	100	2020	2020	3	98	8,342	

TOTAL OB/XF													
79045 PLUMMERS CREEK DR, YULEE													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		TOTAL OB/XF	
												35,076	

BUILDING NOTES													
BUILDING DIMENSIONS BAS=[YR=2019] W8 PTO=[YR=2019] N9 W20 S9 FSP=[YR=2019] S9 E20 N9 W20\$ E20\$ S9 W20 N9 W11 S52 FOP=[YR=2019] S6 E10 S1 E9 N5 FGR=[YR=2019] E20 N3 E12 N24 W12 S2 W21 S25 E1\$ W1 N1 W8 N1 W10\$ E10 S1 E8 N24 E21 N29\$ PTR=E20 FUS=[YR=2019] E39 S52 W10 S2 W10 STR=[YR=2019] W3 N11 E3 S11\$ N11 W3 S11 E3 S5 W9 N7 W10 N52\$ W20\$.													

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							