LOT 48
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

ANDERSON CHRISTOPHER S & NICHELLE T
79033 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1604-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

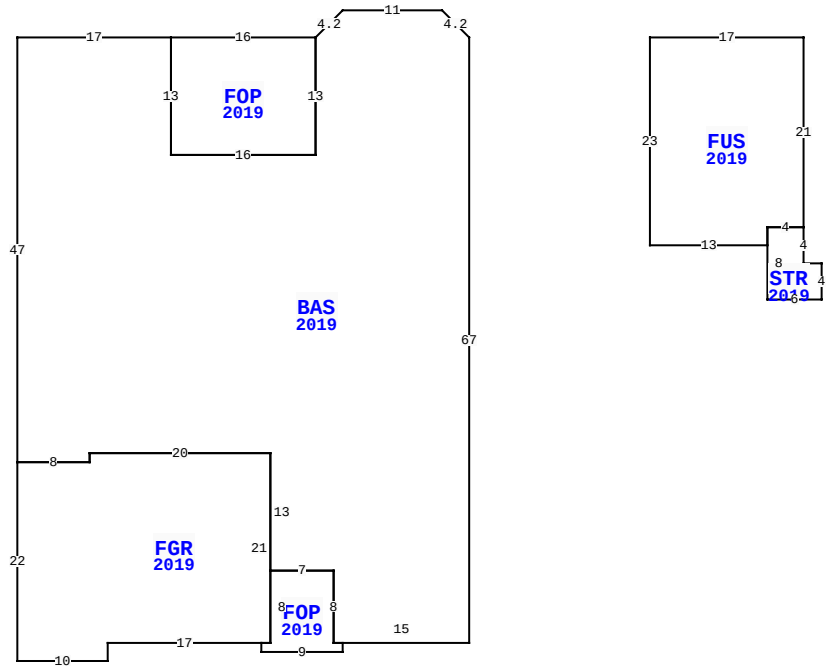
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	2,548	100	2,548	262,436
FGR	600	55	330	33,989
FOP	65	30	20	2,060
FOP	208	30	62	6,386
FUS	383	100	383	39,447
STR	40	10	4	412
TOTALS	3,844		3,347	344,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,347	115.3404	104.09	348,389	2019	2019	0	0	0	1.05	98.95

1 SINGLE FAM – 100% - 2020 Heated Area: 2931 HX Base Yr 2020



79033 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		344,731
TOTAL MARKET OB/XF VALUE		7,263
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		406,994
SOH/AGL Deduction		76,102
ASSESSED VALUE		330,892
TOTAL EXEMPTION VALUE	HX HB VX XM	55,000
BASE TAXABLE VALUE		275,892
TOTAL JUST VALUE		406,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010170	CO ISSUED	0	03/08/2019
18010170	NEW CONSTR	388,781	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2261/0019	3/08/2019	WD	Q	I	01	424,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ANDERSON CHRISTOPHE						
2229/0735	10/05/2018	WD	Q	V	05	605,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W11 D3 L3 FOP=[YR=2019] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2019] S22 E10 N2 E17 FOP=[YR=2019] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W20 S1 W8$ E8 N1 E20 S13 E7 S8 E15 N67$ PTR=E20 FUS=[YR=2019] E17 S21 STR=[YR=2019] S4 E2 S4 W6 N8 E4$ W4 S2 W13 N23$ 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	821.00	SF	6.50	6.50	100	2019	2019	3	99	5,283	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 7,263

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 08/15/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS