LOT 49
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

GAIO WILLIAM & CHRISTIE JO &/DEMBOSKI CLARA F
79048 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1604-0049-0000

BUILDING CHARACTERISTICS

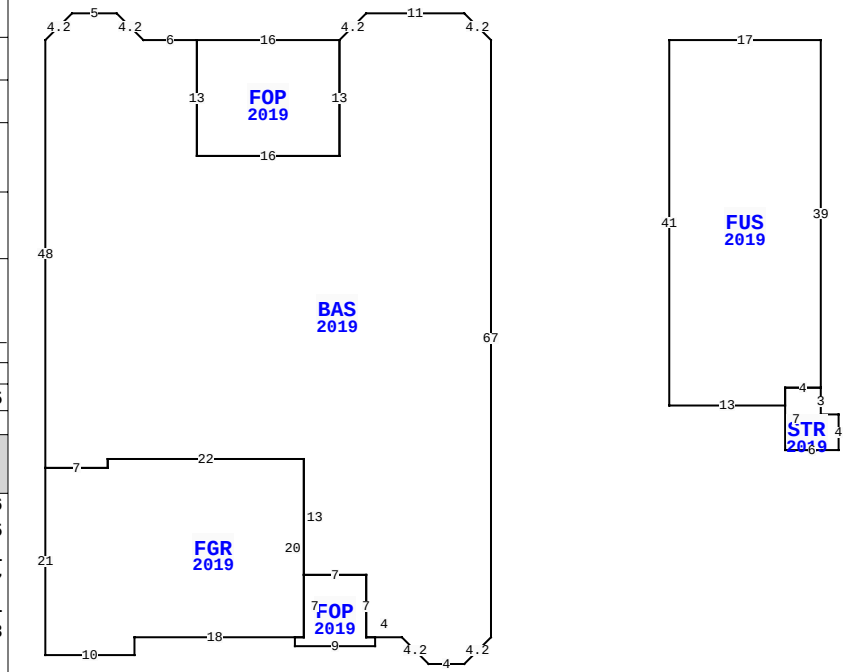
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,607	100	2,607	259,306
FGR	593	55	326	32,425
FOP	58	30	17	1,691
FOP	208	30	62	6,167
FUS	689	100	689	68,531
STR	36	10	4	398
TOTALS	4,191		3,705	368,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,705	111.8880	100.98	374,131	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 3296 HX Base Yr



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

79048 PLUMMERS CREEK DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	368,519
TOTAL MARKET OB/XF VALUE	5,746
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	429,265
SOH/AGL Deduction	32,920
ASSESSED VALUE	396,345
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	396,345
TOTAL JUST VALUE	429,265
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001774	CO ISSUED	0	02/22/2019
18007253	NEW CONSTR	429,353	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2257/0643	2/22/2019	WD	Q	I	01	385,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GAIO WILLIAM & CHRI						
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 W6 U3 L3 W5 D3 L3 S48 FGR=[YR=2019] S21 E10 N2 E18 FOP=[YR=2019] S1 E9 N1 W1 N7 W7 S7 W1$ E1 N20 W22 S1 W7$ E7 N1 E22 S13 E7 S7 E4 D3 R3 E4 U3 R3 N67$ PTR=E20 FUS=[YR=2019] E17 S39 STR=[YR=2019] S3 E2 S4 W6 N7 E4$ W4 S2 W13 N41$ 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	0	0	0	893.00	SF	6.50	6.50	100	2019	2019	3	99	5,746	

LAND DESCRIPTION

TOTAL OB/XF 5,746

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	0			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