LOT 50
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

WELDON TIMOTHY F & STEPHANIE B
79060 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1604-0050-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 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		6 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

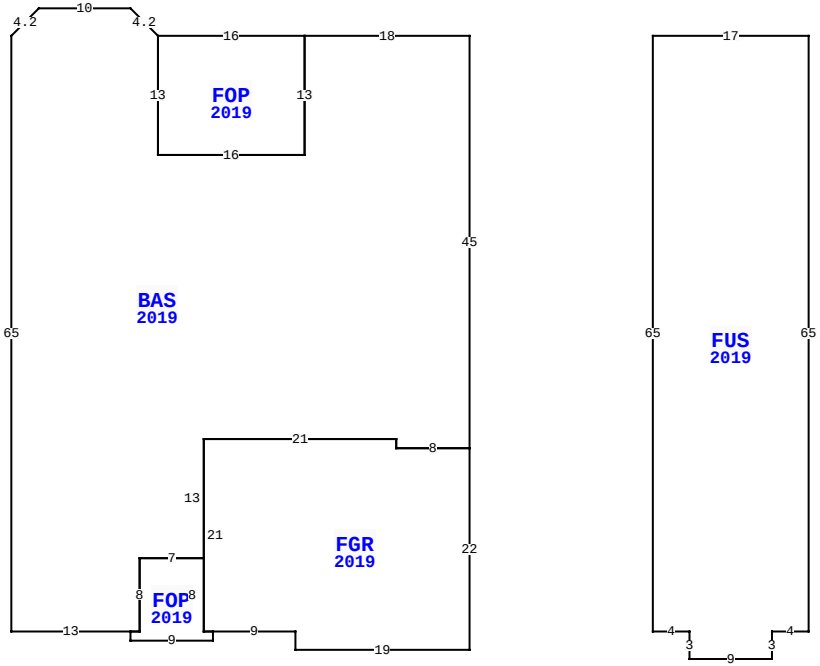
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,424	100	2,424	238,441
FGR	639	55	351	34,526
FOP	65	30	20	1,967
FOP	208	30	62	6,098
FUS	1,132	100	1,132	111,351
TOTALS	4,468		3,989	392,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,989	110.0925	99.36	396,347	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2020 Heated Area: 3556 HX Base Yr 2020



79060 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		392,384
TOTAL MARKET OB/XF VALUE		13,835
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		461,219
SOH/AGL Deduction		158,859
ASSESSED VALUE		302,360
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		252,360
TOTAL JUST VALUE		461,219
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001557	CO ISSUED	0	06/18/2019
19000586	NEW CONSTR	472,219	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2288/0121	6/28/2019	WD	Q	I	01	403,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WELDON TIMOTHY F &						
2258/1643	2/28/2019	WD	Q	V	05	472,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 FOP=[YR=2019] W16 S13 E16 N13$ S13 W16 N13 L3 U3 W10 D3 L3 S65 E13 FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] E9 S2 E19 N22 W8 N1 W21 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E21 S1 E8 N45 $ PTR= E20 FUS=[YR=2019] S65 E4 S3 E9 N3 E4 N65 W17$ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0810	CONCRETE A	0	100	0	0	924.00	SF	6.50	6.50	100	2019	2019	3	99	5,946	
3	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2019	2019	3	96	4,424	

LAND DESCRIPTION

TOTAL OB/XF 13,835

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 06/21/2019 BY KBMB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS