

LOT 62
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

MILLER GRAHAM C/PETRAS MILLER CHRISTINE N
79170 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1604-0062-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																						
Exterior Wall	16	WD FR STUC 100	0100	01	2,002	121.5249	109.68	219,579	2019	2019	0	0	0	1.50	98.50	VALUATION BY STANDARD																					
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020													Heated Area: 1702																					
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020																					
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		3 100																																			
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	1,702	100	1,702	183,875																																	
FGR	460	55	253	27,333																																	
FOP	42	30	13	1,405																																	
FOP	112	30	34	3,673																																	
TOTALS			2,316		2,002	216,285																															
EXTRA FEATURES			79170 PLUMMERS CREEK DR, YULEE																																		
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	0810	CONCRETE A	0	100	0	0	721.00	SF	6.50	6.50	100	2019	2019	3	99	4,640																					
2	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00	32.00	100	2019	2019	3	96	5,161																					
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288																					
LAND DESCRIPTION																			TOTAL OB/XF 10,089																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 10/03/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																																					