

LOT 63
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

ARNETT TODD L & CHRISTINE E
79164 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1604-0063-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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	SUBAREA MARKET VALUE
BAS	2,215	100	2,215	229,526
FGR	380	55	209	21,657
FOP	50	30	15	1,554
FSP	128	40	51	5,285
FUS	470	100	470	48,703
STR	24	10	2	207

TOTALS 3,267 2,962 306,933

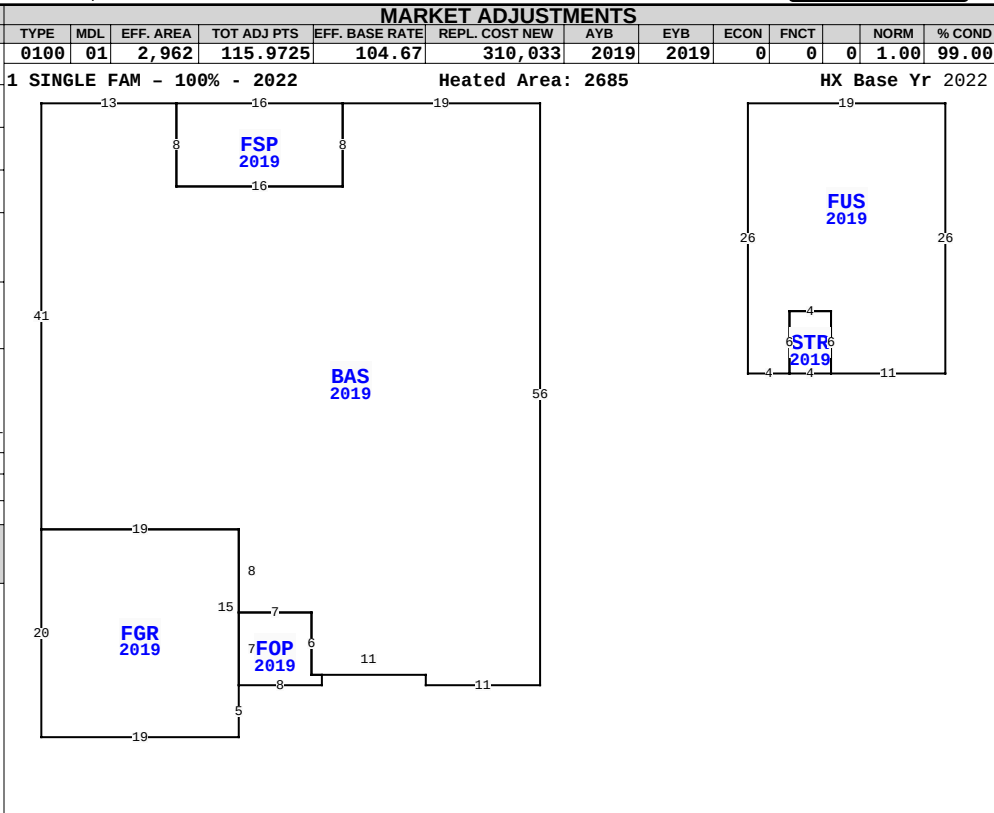
EXTRA FEATURES

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	0810	CONCRETE A	0	100	0	0	690.00	SF	6.50	6.50	100	2019	2019	3	99	4,440	
2	0462	ST/AL FNC	0	100	0	0	408.00	SF	10.00	10.00	100	2019	2019	3	93	3,794	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	

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							

REVIEW DATE 10/03/2019 BY KB



79164 PLUMMERS CREEK DR, YULEE

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

TOTAL OB/XF 8,522																
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TOTAL OB/XF 8,522																
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Market: 0 Agricultural: 0 Common: 55,000

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		306,933
TOTAL MARKET OB/XF VALUE		8,522
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		370,455
SOH/AGL Deduction		51,086
ASSESSED VALUE		319,369
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		269,369
TOTAL JUST VALUE		370,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009814	CO ISSUED	0	09/18/2019
19002683	NEW CONSTR	351,559	03/19/2019

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2501/0453	9/29/2021	WD Q	I	I	01	410,000

GRANTOR: CONNER BRETT G & SARA

GRANTEE: ARNETT TODD L & CHR

2311/1483 9/27/2019 WD Q I 02 314,700

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: CONNER BRETT G & SA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W19 FSP=[YR=2019] W16 S8 E16 N8\$S8 W16 N8 W13 S41 FGR=[YR=2019] S20 E19 N5 FOP=[YR=2019] E8 N1 W1 N6 W7 S7\$ N15 W19\$ E19 S8 E7 S6 E11 S1 E11 N56\$ PTR=E20 FUS=[YR=2019] E19 S26 W11 STR=[YR=2019] W4 N6 E4 S6\$ N6 W4 S6 W4 N26\$ W20 \$.