

GEORGE BETHANY MECHELLE
79146 PLUMMERS CREEK DR
YULEE, FL 32097

12-2N-26-1604-0066-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 100

RooF Structur03GABLE/HIP 100

Roof Cover08CLAY TILE 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 50

Interior Floo13CARPET 50

Air Condition04CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame02WOOD FRAME 100

Stories

Units2.2. 100
0 100

Occupancy00NONE 100

TOTALS3,2992,962321,597

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010000711.00SF6.506.50100202020203994,575

LAND DESCRIPTIONTOTAL OB/XF4,575

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% COND TOT ADJUNIT PRICERADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000.000.001.00LT1.001.001.0055,000.0055,000.0055,000REVIEW DATE11/20/2020BYKBTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PPTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECONFNCTNORM% COND

0100012,962120.9075109.12323,21320202020000.5099.50

SINGLE FAM - 100% - 2021Heated Area: 2681HX Base Yr 2021

FSP2020FUS2020STR2020FGR2020FOP2020BAS2020

NASSAU COUNTY PROPERTYPAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE321,597

TOTAL MARKET OB/XF VALUE4,575

TOTAL LAND VALUE - MARKETSUMMARY

TOTAL MARKET VALUE55,000

SOH/AGL Deduction63,154

ASSESSED VALUE318,018

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE268,018

TOTAL JUST VALUE381,172

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE320,552

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

2389/12278/28/2020WDQI01321,900

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:GEORGE BETHANY MECH

2357/15034/28/2020WDXV05254,100

GRANTOR:BWC LAND PLUMMER LLC

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 FSP=[YR=2020] W16 S8 E16 N8\$ S8 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2020] S1 E8 FGR=[YR=2020] S5 E19 N20 W19 S15\$ N7 W7 S6 W1\$ E1 N6 E7 N8 E19 N41\$ PTR=E20 FUS=[YR=2020] E19 S26 STR=[YR=2020] S4 W8 N11 E4 S7 E4\$ W4 N7 W4 S7 W11 N26\$ W20\$.