

LOT 79
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

SCHMITT MICHAEL A
79212 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1604-0079-0000



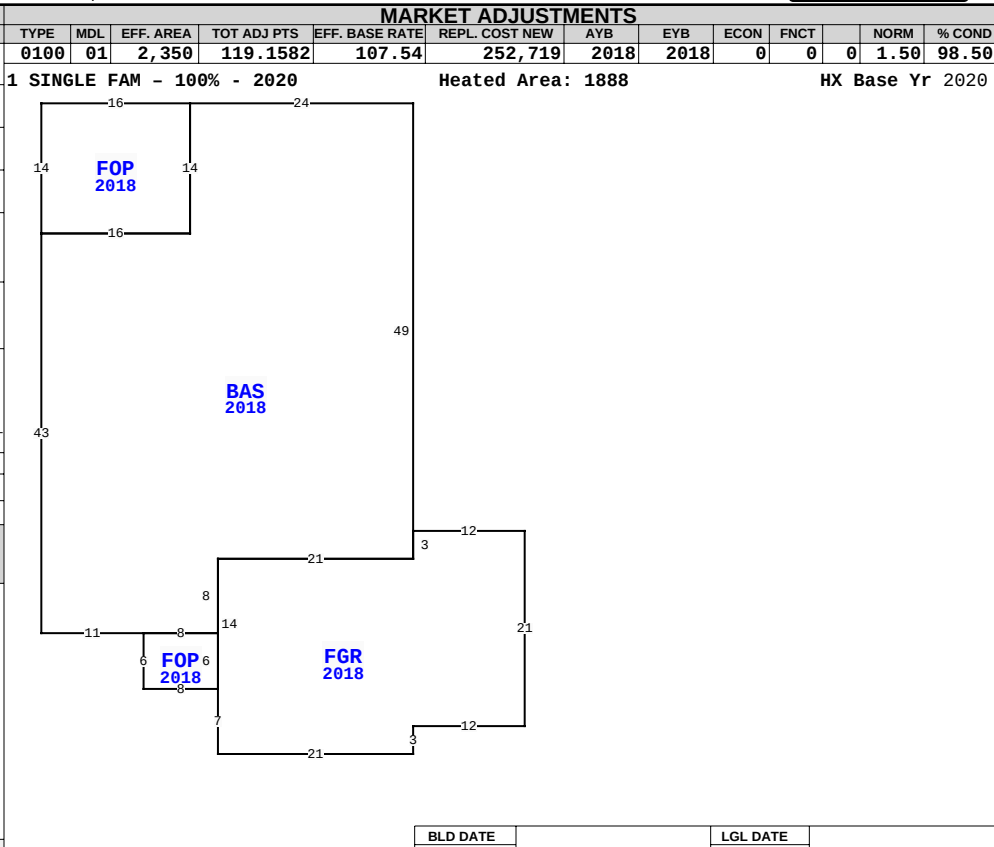
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,888	100	1,888	199,990
FGR	693	55	381	40,358
FOP	48	30	14	1,483
FOP	224	30	67	7,097
TOTALS	2,853		2,350	248,928

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	1,076.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00



TOTAL OB/XF									
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1	0811	CONCRETE B	0 100	0	0	1,076.00	SF	5.20	5.20

TOTAL OB/XF									
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1	0811	CONCRETE B	0 100	0	0	1,076.00	SF	5.20	5.20

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	248,928								
TOTAL MARKET OB/XF VALUE	5,483								
TOTAL LAND VALUE - MARKET	55,000								
TOTAL MARKET VALUE	309,411								
SOH/AGL Deduction	56,266								
ASSESSED VALUE	253,145								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	203,145								
TOTAL JUST VALUE	309,411								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	260,668								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001591	CO ISSUED	0	02/19/2019
18007261	NEW CONSTR	269,610	10/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2257/1313	2/25/2019	WD	Q	I	01	275,400	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: SCHMITT MICHAEL A							
2229/0735	10/05/2018	WD	Q	V	05	605,000	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W24 FOP=[YR=2018] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S7 E21 N3 E12 N21 W12 S3 W21 S14\$ N6 W8\$ E8 N8 E21 N49\$.									