LOT 81
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

HIGHSTONE RORY & COURTNEY REV TRUST/HIGHSTONE RORY
79224 PLUMMERS CREEK DRIVE
YULEE, FL 32041

2023

12-2N-26-1604-0081-0000

BUILDING CHARACTERISTICS

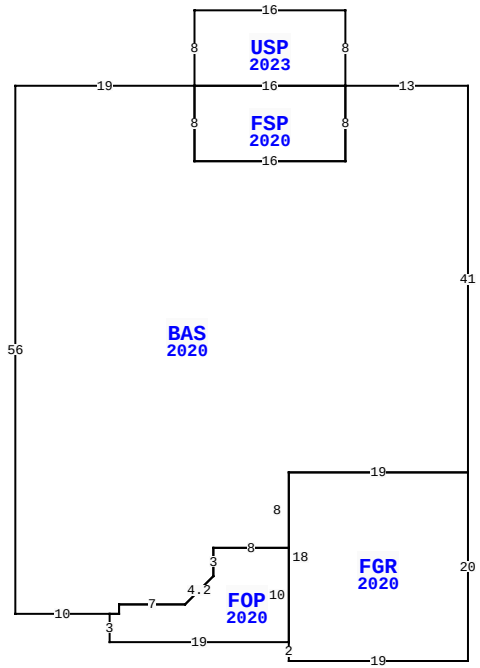
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,205	100	2,205	213,562
FGR	380	55	209	20,242
FOP	128	30	38	3,681
FSP	128	40	51	4,939
USP	128	30	38	3,681
TOTALS	2,969		2,541	246,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,541	107.8560	97.34	247,341	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2205 HX Base Yr 2021



79224 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		246,104
TOTAL MARKET OB/XF VALUE		4,836
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		305,940
SOH/AGL Deduction		50,557
ASSESSED VALUE		255,383
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		205,383
TOTAL JUST VALUE		305,940
NCON VALUE		4,940
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010518	USP -128 SQFT	5,850	07/11/2022
19011510	CO ISSUED	0	07/09/2020
19011510	NEW CONSTR	323,322	11/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2628/0396	3/15/2023	QC	U	I	11	100
GRANTOR: HIGHSTONE RORY C & CO						
GRANTEE: HIGHSTONE RORY & CO						
2380/0818	7/23/2020	WD	Q	I	01	311,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HIGHSTONE RORY C &						

BUILDING NOTES

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	0810	CONCRETE A	0	100	0	0	576.00	SF	6.50	6.50	100	2020	2020	3	99	3,707	
2	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2020	2020	3	98	1,129	

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W13 S8 W16 N8 W19 S56 E10 E1 N1 E7
U3R3 N3 E8 N8 E19 N41 $
FGR=[YR=2020;ORIG=-19,59] S2 E19 N20 W19 S18 $
FSP=[YR=2020;ORIG=-13,0] W16 S8 E16 N8 $
USP=[YR=2023;ORIG=-29,0] E16 N8 W16 S8 $
FOP=[YR=2020;ORIG=-38,56] S3 E19 N10 W8 S3 D3L3 W7 S1 W1 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,836

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS