

LOT 82
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

HORNE CHRISTOPHER JAMES/ROSZELL TYLER CHRISTINE JO
79230 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1604-0082-0000



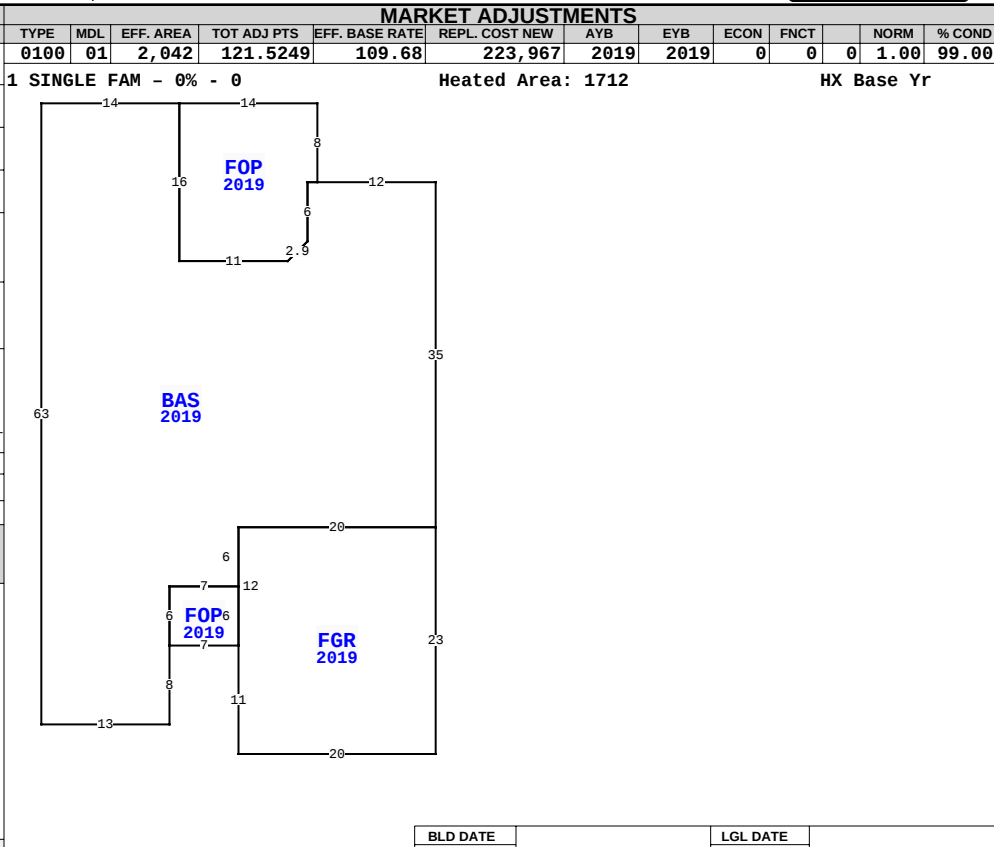
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,712	100	1,712	185,894
FGR	460	55	253	27,472
FOP	42	30	13	1,412
FOP	214	30	64	6,950
TOTALS	2,428		2,042	221,727

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	705.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	705.00	SF	6.50

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	705.00	SF	6.50

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,042	121.5249	109.68	223,967	2019	2019	0	0	1.00	99.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					221,727				
TOTAL MARKET OB/XF VALUE					4,537				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					281,264				
SOH/AGL Deduction					20,449				
ASSESSED VALUE					260,815				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					260,815				
TOTAL JUST VALUE					281,264				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					237,105				

AND LUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
55,000							
Common: 55,000		PRINTED 08/02/2023 BY SYS					