LOT 83
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

OBERMEYER PAUL ALLEN & JAIME L
79236 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1604-0083-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

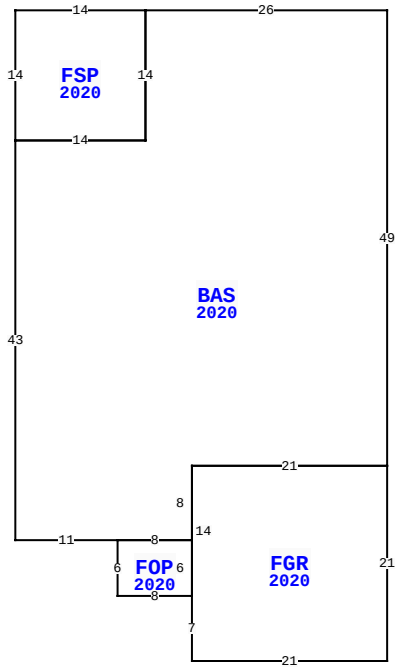
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	1,916	191,214
FGR	441	55	243	24,251
FOP	48	30	14	1,397
FSP	196	40	78	7,784
TOTALS	2,601		2,251	224,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,251	111.1320	100.30	225,775	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1916 HX Base Yr



79236 PLUMMERS CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,646
TOTAL MARKET OB/XF VALUE		4,839
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		284,485
SOH/AGL Deduction		0
ASSESSED VALUE		284,485
TOTAL EXEMPTION VALUE	13	284,485
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		284,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009127	CO ISSUED	0	03/17/2020
19009127	NEW CONSTR	261,357	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2361/0505	5/12/2020	WD	Q	I	01	289,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: OBERMEYER PAUL ALLE						
2317/0451	11/07/2019	WD	U	V	30	290,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W26 FSP=[YR=2020] W14 S14 E14 N14$ S14 W14 S43 E11 FOP=[YR=2020] S6 E8 FGR=[YR=2020] S7 E21 N21 W21 S14$ N6 W8$ E8 N8 E21 N49$.

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	752.00	SF	6.50	6.50	100	2020	2020	3	99	4,839	

LAND DESCRIPTION

TOTAL OB/XF 4,839

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 11/20/2020 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS