LOT 84
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

COMPANION ROBERT THEODORE & ERIN NICOLE
79242 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1604-0084-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

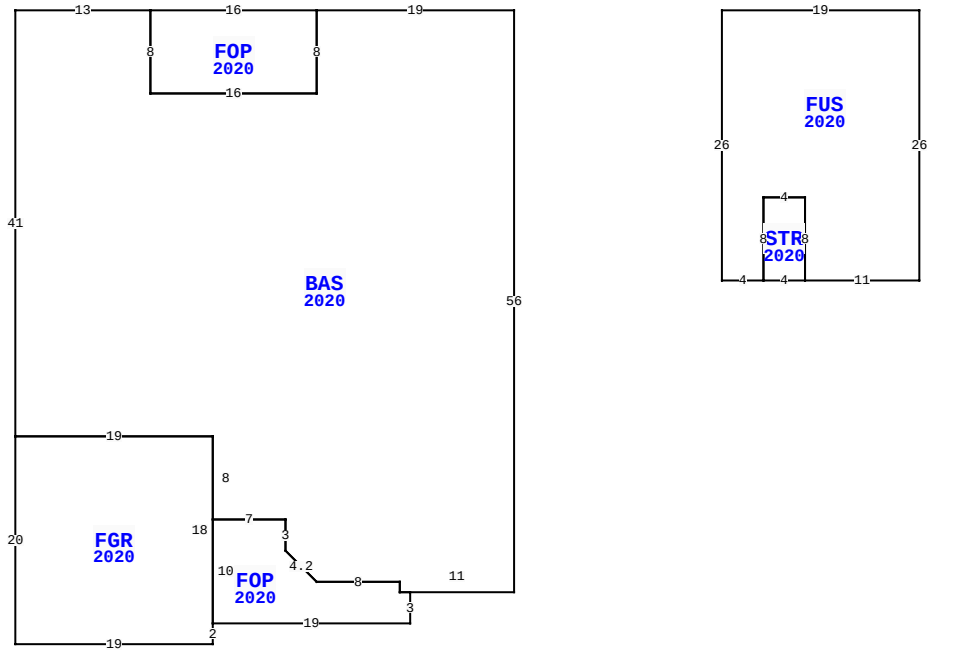
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,211	100	2,211	227,321
FGR	380	55	209	21,488
FOP	122	30	37	3,804
FOP	128	30	38	3,907
FUS	462	100	462	47,499
STR	32	10	3	308
TOTALS	3,335		2,960	304,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,960	114.4920	103.33	305,857	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2673 HX Base Yr 2021



79242 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,328
TOTAL MARKET OB/XF VALUE		5,277
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		364,605
SOH/AGL Deduction		60,844
ASSESSED VALUE		303,761
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		253,761
TOTAL JUST VALUE		364,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010652	CO ISSUED	0	03/24/2020
19010652	NEW CONSTR	353,268	10/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2351/0393	3/30/2020	WD	Q	I	01	325,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: COMPANION ROBERT TH						
2317/0445	11/05/2019	WD	Q	V	01	54,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W19 FOP=[YR=2020] W16 S8 E16 N8$ S8 W16 N8 W13 S41 FGR=[YR=2020] S20 E19 N2 FOP=[YR=2020] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10$ N18 W19 $ E19 S8 E7 S3 D3 R3 E8 S1 E11 N56$ PTR=E20 FUS=[YR=2020] E19 S26 W11 STR=[YR=2020] W4 N8 E4 S8$ N8 W4 S8 W4 N26$ W20$.

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	820.00	SF	6.50	6.50	100	2020	2020	3	99	5,277	

LAND DESCRIPTION

TOTAL OB/XF 5,277

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