

LOT 85
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

BROCKMEIER SCOTT LANTRY ET AL/STAPLETON LEAH JANE
79248 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1604-0085-0000

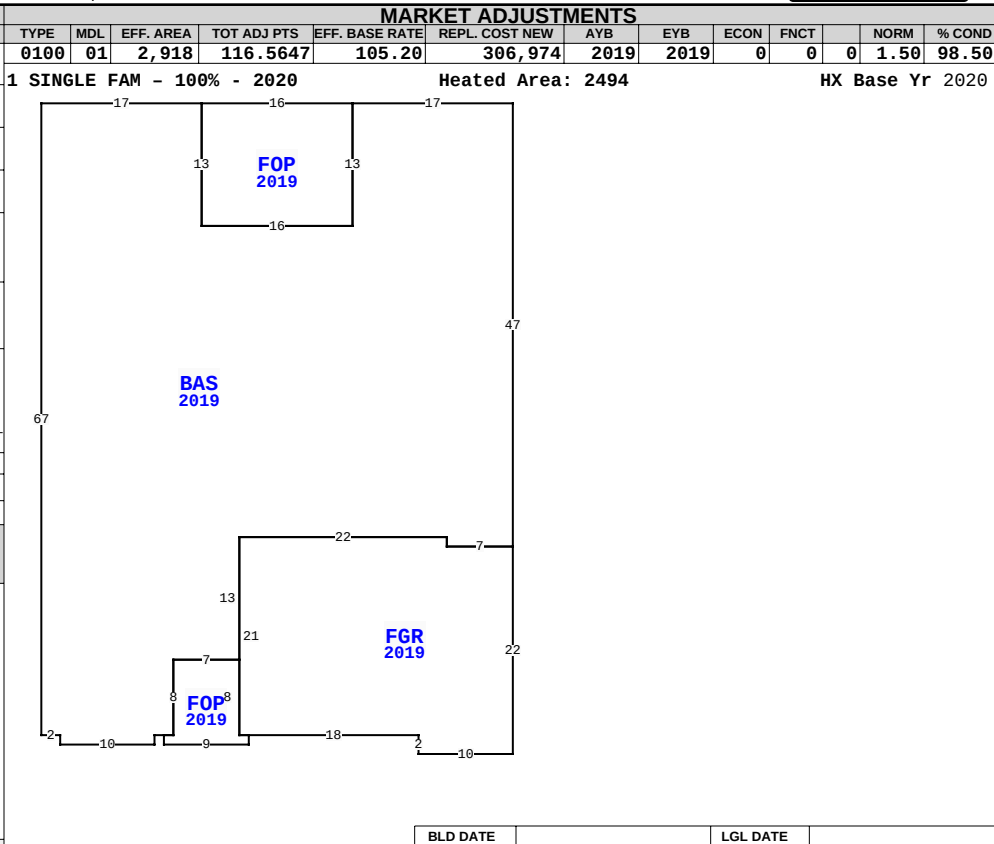


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,494	100	2,494	258,433
FGR	622	55	342	35,438
FOP	65	30	20	2,072
FOP	208	30	62	6,424
TOTALS	3,389		2,918	302,369

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	1,163.00	SF	5.20	5.20



79248 PLUMMERS CREEK DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

LAND DESCRIPTION										TOTAL OB/XF										5,987	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00					

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 4					Tax Dist:									
BUILDING MARKET VALUE															302,369				
TOTAL MARKET OB/XF VALUE															5,987				
TOTAL LAND VALUE - MARKET															55,000				
TOTAL MARKET VALUE															363,356				
SOH/AGL Deduction															127,444				
ASSESSED VALUE															235,912				
TOTAL EXEMPTION VALUE					HX HB										50,000				
BASE TAXABLE VALUE															185,912				
TOTAL JUST VALUE															363,356				
NCON VALUE															0				
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE															305,430				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002444	CO ISSUED	0	10/04/2019
19002444	NEW CONSTR	336,496	07/03/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2643/1763	5/26/2023	SW	Q	I	01	474,000	
GRANTOR: NATIONAL RESIDENTIAL							
GRANTEE: BROCKMEIER SCOTT LA							
2643/1760	5/26/2023	WD	Q	I	01	474,000	
GRANTOR: BROOKS HENRY MITCHELL							
GRANTEE: NATIONAL RESIDENTIA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W17 FOP=[YR=2019] W16 S13 E16 N13\$ S13 W16 N13 W17 S67 E2 S1 E10 N1 E1 FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$.									