

LOT 87
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

GRANT DACUS T & EMILY N
79260 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1604-0087-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	10	ABOVE AVG 100	0100	01	3,660	113.4945	102.43	374,894	2019	2019	0	0	1.00	99.00	STANDARD														
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2020													Heated Area: 3250													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020													
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 70																											
Interior Floo	14	CARPET 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		5 100																											
Bathrooms		4 100																											
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	2,578	100	2,578	261,424																									
FGR	593	55	326	33,058																									
FOP	58	30	17	1,724																									
FOP	208	30	62	6,287																									
FUS	672	100	672	68,145																									
STR	48	10	5	507																									
TOTALS			4,157	3,660	371,145																								
EXTRA FEATURES			79260 PLUMMERS CREEK DR, YULEE																										
L N	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	946.00	SF	6.50	6.50	100	2019	2019	3	99	6,088													
2	0476	VF 6 SBPL	0	100	0	0	288.00	LF	32.00	32.00	100	2019	2019	3	96	8,847													
TOTAL OB/XF 14,935																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 08/15/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																													