LOT 88
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

BOUIE CARLTON VERNON & JANINE LAFAY
79266 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1604-0088-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

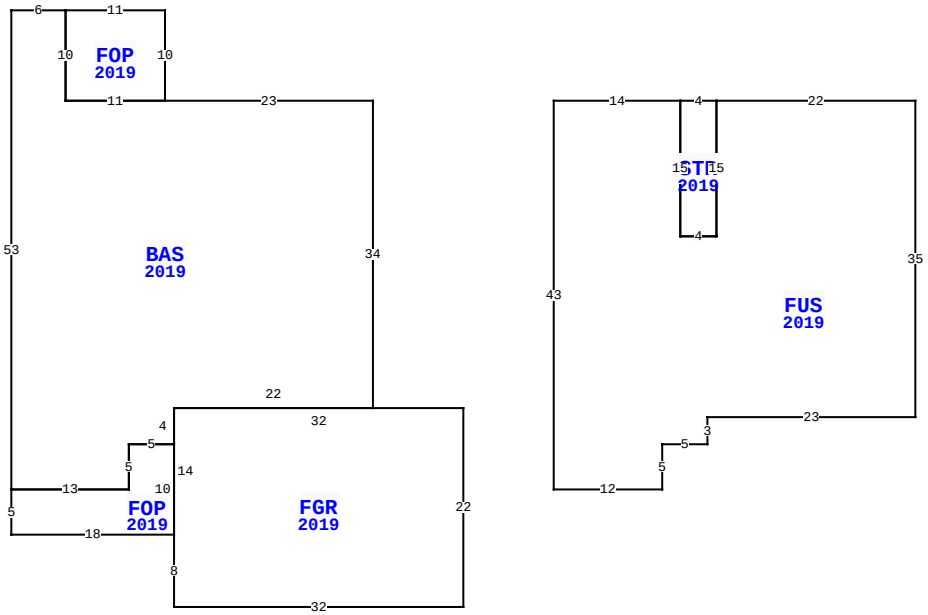
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,557	100	1,557	158,441
FGR	704	55	387	39,381
FOP	110	30	33	3,358
FOP	115	30	34	3,460
FUS	1,451	100	1,451	147,654
STR	60	10	6	611
TOTALS	3,997		3,468	352,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,468	114.4710	103.31	358,279	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 3008 HX Base Yr 2020



79266 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		352,905
TOTAL MARKET OB/XF VALUE		79,858
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		487,763
SOH/AGL Deduction		76,257
ASSESSED VALUE		411,506
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		361,506
TOTAL JUST VALUE		487,763
NCON VALUE		74,175
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006588	ADDITION	35,928	04/27/2022
21013707	SWIM POOL	69,360	11/03/2021
19000359	CO ISSUED	0	06/05/2019
18009647	NEW CONSTR	406,658	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2283/0518	6/13/2019	WD	Q	I	01	351,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BOUIE CARLTON VERNO						
2255/1912	2/14/2019	WD	Q	V	05	236,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W23 FOP=[YR=2019] N10 W11 S10 E11$ W11 N10 W6 S53 FOP=[YR=2019] S5 E18 FGR=[YR=2019] S8 E32 N22 W32 S14$ N10 W5 S5 W13$ E13 N5 E5 N4 E22 N34$ PTR=E20 FUS=[YR=2019] E14 STR=[YR=2019] E4 S15 W4 N15$ S15 E4 N15 E22 S35 W23 S3 W5 S5 W12 N43$ 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	0811	CONCRETE B	0	100	0	0	1,104.00	SF	5.20	5.20	100	2019	2019	3	99	5,683	
2	0911	SCRN RM A	0	100	0	0	1,470.00	SF	17.50	17.50	100	2022	2022	3	100	25,725	
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2022	2022	3	100	38,250	
4	0855	CONC PAVER	0	100	0	0	1,020.00	SF	10.00	10.00	100	2022	2022	3	100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 79,858

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 03/03/2022 BY HS Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS