

LOT 90
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

SPENCE ANDREW D & JESSICA L
79302 PLUMMER CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1604-0090-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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		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	1,904	100	1,904	203,954
FGR	460	55	253	27,101
FOP	54	30	16	1,714
FOP	126	30	38	4,071
TOTALS	2,544		2,211	236,839

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	100	0	0	764.00	SF	5.20	5.20	100	2019	2019
2	0855	CONC PAVER	1	100	0	0	300.00	SF	10.00	10.00	100	2023	2022

LAND DESCRIPTION													
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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,211	120.4959	108.75	240,446	2019	2019	0	0	0	1.50	98.50	
1 SINGLE FAM - 100% - 2020 Heated Area: 1904 HX Base Yr 2020													

79302 PLUMMERS CREEK DR, YULEE					XF DATE INC DATE					LAND DATE AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
764.00	SF	5.20	5.20	100	2019	2019	3	99	3,933		
300.00	SF	10.00	10.00	100	2023	2022		100	3,000		

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													PAGE 1 of 1 4
VALUATION BY													STANDARD
Tax Group: 4 Tax Dist:													
BUILDING MARKET VALUE													236,839
TOTAL MARKET OB/XF VALUE													6,933
TOTAL LAND VALUE - MARKET													55,000
TOTAL MARKET VALUE													298,772
SOH/AGL Deduction													54,521
ASSESSED VALUE													244,251
TOTAL EXEMPTION VALUE													50,000
BASE TAXABLE VALUE													194,251
TOTAL JUST VALUE													298,772
NCON VALUE													3,000
INCOME VALUE													
PREVIOUS YEAR MKT VALUE													249,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001597	CO ISSUED	0	02/19/2019
18007257	NEW CONSTR	255,766	10/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2257/0102	2/20/2019	WD	Q	I	01	259,900	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: SPENCE ANDREW D & J							
2229/0735	10/05/2018	WD	Q	V	05	605,000	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2019] W11 FOP=[YR=2019] W16 S8 E14 U2 R2 N6\$ S6 D2 L2 W14 N16 W17 S63 E15 N8 FOP=[YR=2019] E9 FGR=[YR=2019] S11 E20 N23 W20 S12\$ N6 W9 S6\$ N6 E9 N6 E20 N35\$.													