

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	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
BAS	2,312	100	2,312
FGR	399	55	219
FOP	120	30	36
FOP	122	30	37
TOTALS	2,953		2,604

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,604	121.0608	109.26	284,513	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM - 100% - 2022 Heated Area: 2312 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			280,245
TOTAL MARKET OB/XF VALUE			49,307
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			384,552
SOH/AGL Deduction			0
ASSESSED VALUE			384,552
TOTAL EXEMPTION VALUE	13	384,552	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			384,552
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			315,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003148	ADDITION	11,229	03/16/2021
20008954	SWIM POOL	51,168	09/25/2020
19002684	CO ISSUED	0	08/05/2019
19002684	NEW CONSTR	309,255	03/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2302/0476	8/27/2019	WD Q	Q	I	02	289,200

GRANTOR: DREAM FINDERS HOMES L  
 GRANTEE: SCOTT JOHANN T & AM  
 2265/0217 3/28/2019 WD Q V 05 182,000  
 GRANTOR: BWC LAND PLUMMER LLC  
 GRANTEE: DREAM FINDERS HOMES

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	790.00	SF	6.50	6.50	100	2019	2019	3	99	5,084	
2	0861	POOL GUNIT	0	100	0	278.00	SF	85.00	85.00	100	2021	2021	3	98	23,157	
3	0855	CONC PAVER	0	100	0	516.00	SF	10.00	10.00	100	2021	2021	3	100	5,160	
4	0911	SCRN RM A	0	100	0	937.00	SF	17.50	17.50	100	2021	2021	3	97	15,906	

79308 PLUMMERS CREEK DR, YULEE

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

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2019] W14 S8 FOP=[YR=2019] W15 S8 E15 N8\$ S8 W15 N8 W19 S56 E10 FOP=[YR=2019] S3 E19 FGR=[YR=2019] S2 E19 N21 W19 S19\$ N10 W7 S3 D3 L3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N9 E19 N48\$.			

LAND DESCRIPTION													TOTAL OB/XF												
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								