

LOT 93
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

MAYNOR STEFON LAMONT
79320 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1604-0093-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,215	100	2,215	214,530
FGR	380	55	209	20,242
FOP	50	30	15	1,453
FSP	128	40	51	4,939
TOTALS	2,773		2,490	241,165

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	718.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	0	0	0	132.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000000	C	VAC RES	0			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,490	107.8560	97.34	242,377	2020	2020	0	0	0.50	99.50
1 SINGLE FAM - 0% - 0 Heated Area: 2215 HX Base Yr											

79320 PLUMMERS CREEK DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			241,165
TOTAL MARKET OB/XF VALUE			8,760
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			291,925
SOH/AGL Deduction			19,689
ASSESSED VALUE			272,236
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			272,236
TOTAL JUST VALUE			291,925
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19111442	CO ISSUED	0	06/22/2020
19011442	NEW CONSTR	293,896	10/31/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2373/0703	7/02/2020	WD	Q	I	01	279,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MAYNOR STEFON LAMON						
2346/1834	3/11/2020	WD	U	V	30	243,100
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W13 FSP=[YR=2020] W16 S8 E16 N8\$ S8 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2020] S1 E8 FGR=[YR=2020] S5 E19 N20 W19 S15\$ N7 W7 S6 W1\$ E1 N6 E7 N8 E19 N41\$.											