LOT 95
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

GEIB CAROL JEAN
79338 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1604-0095-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

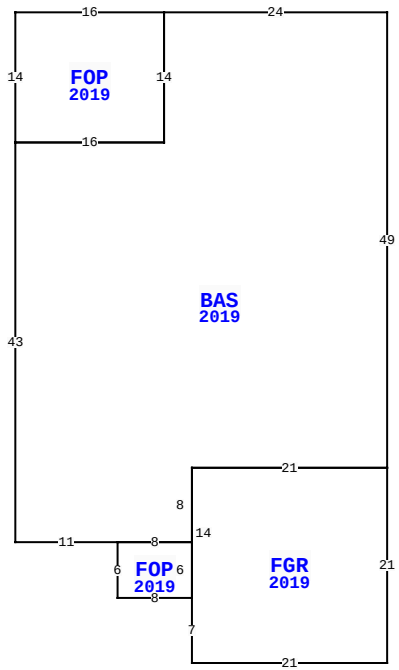
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	1,888	201,006
FGR	441	55	243	25,871
FOP	48	30	14	1,491
FOP	224	30	67	7,133
TOTALS	2,601		2,212	235,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,212	119.1582	107.54	237,878	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1888 HX Base Yr 2021



79338 PLUMMERS CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		235,499
TOTAL MARKET OB/XF VALUE		4,942
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		295,441
SOH/AGL Deduction		48,817
ASSESSED VALUE		246,624
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		196,624
TOTAL JUST VALUE		295,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008476	CO ISSUED	0	08/08/2019
19001038	NEW CONSTR	257,564	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2381/0200	7/30/2020	WD	U	I	11	100
GRANTOR: GEIB CAROL J & TIMOTH						
GRANTEE: GEIB CAROL JEAN						
2300/1403	8/22/2019	WD	Q	I	02	274,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GEIB CAROL J & TIMO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 FOP=[YR=2019] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2019] S6 E8 FGR=[YR=2019] S7 E21 N21 W21 S14$ N6 W8$ E8 N8 E21 N49$.

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	0810	CONCRETE A	0	100	0	0	768.00	SF	6.50	6.50	100	2019	2019	3	99	4,942	

LAND DESCRIPTION

TOTAL OB/XF 4,942

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 07/23/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS