

LOT 96
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

MCCARTY JACOB & ALLISON
79344 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1604-0096-0000



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	11	CLAY TILE 70
Interior Floor	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	1,924	100	1,924	207,143
FGR	440	55	242	26,055
FOP	54	30	16	1,723
FOP	262	30	79	8,505
TOTALS	2,680		2,261	243,425

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	812.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	100			0.00	0.00	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,261	120.4959	108.75	245,884	2019	2019	0	0
1 SINGLE FAM - 100% - 2021 Heated Area: 1924 HX Base Yr 2021									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	812.00	SF	6.50	

TOTAL OB/XF									
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1	0810	CONCRETE A	0 100	0	0	812.00	SF	6.50	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	243,425								
TOTAL MARKET OB/XF VALUE	5,225								
TOTAL LAND VALUE - MARKET	55,000								
TOTAL MARKET VALUE	303,650								
SOH/AGL Deduction	50,270								
ASSESSED VALUE	253,380								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	203,380								
TOTAL JUST VALUE	303,650								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	255,520								

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2340/0170	2/14/2020	WD	Q	I	02	269,100			

BUILDING DIMENSIONS															
BAS=[YR=2019] W10 FOP=[YR=2019] N8 W17 S16 E14 U2 R2 N6 E1\$															
W1 S6 D2 L2 W14 N16 W17 S63 E15 N8 FOP=[YR=2019] E9															
FGR=[YR=2019] S11 E20 N22 W20 S11\$ N6 W9 S6\$ N6 E9 N5 E20															
N36\$.															

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2019] W10 FOP=[YR=2019] N8 W17 S16 E14 U2 R2 N6 E1S W1 S6 D2 L2 W14 N16 W17 S63 E15 N8 FOP=[YR=2019] E9 FGR=[YR=2019] S11 E20 N22 W20 S11\$ N6 W9 S6\$ N6 E9 N5 E20 N36\$.									