

LOT 97
 PLUMMER CREEK PHASE TWO C & D
 OR 2223/684

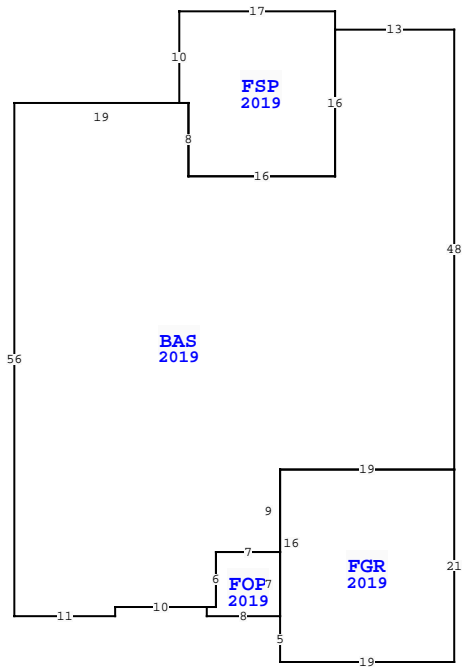
WHITCOMB WILLIAM J/WAGGONER MATTHEW D
 79350 PLUMMERS CREEK DR
 YULEE, FL 32097

2023

12-2N-26-1604-0097-0000

BUILDING CHARACTERISTICS				
ELEMENT	CD			
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	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	SUBAREA MARKET VALUE
BAS	2,300	100	2,300	248,785
FGR	399	55	219	23,689
FOP	50	30	15	1,623
FSP	298	40	119	12,872
TOTALS	3,047		2,653	286,968

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,653	121.0608	109.26	289,867	2019	2019	0	0	0	1.00	99.00	
1 SINGLE FAM - 100% - 2020 Heated Area: 2300 HX Base Yr 2020													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			286,968
TOTAL MARKET OB/XF VALUE			5,148
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			347,116
SOH/AGL Deduction			64,507
ASSESSED VALUE			282,609
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			232,609
TOTAL JUST VALUE			347,116
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			291,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009384	CO ISSUED	0	08/31/2019
19002346	NEW CONSTR	312,085	04/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2311/1531	9/25/2019	WD Q	Q	I	02	322,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WHITCOMB WILLIAM J						
2275/0937	5/15/2019	WD Q	Q	V	05	713,000
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	800.00	SF	6.50	6.50	100	2019	2019	3	99	5,148	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2019] W13 FSP=[YR=2019] N2 W17 S10 E1 S8 E16 N16\$ S16 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2019] S1 E8 FGR=[YR=2019] S5 E19 N21 W19 S16\$ N7 W7 S6 W1\$ E1 N6 E7 N9 E19 N48\$.	

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	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							