

LOT 101
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

JONES WALTER H JR & PENNY
79374 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1604-0101-0000



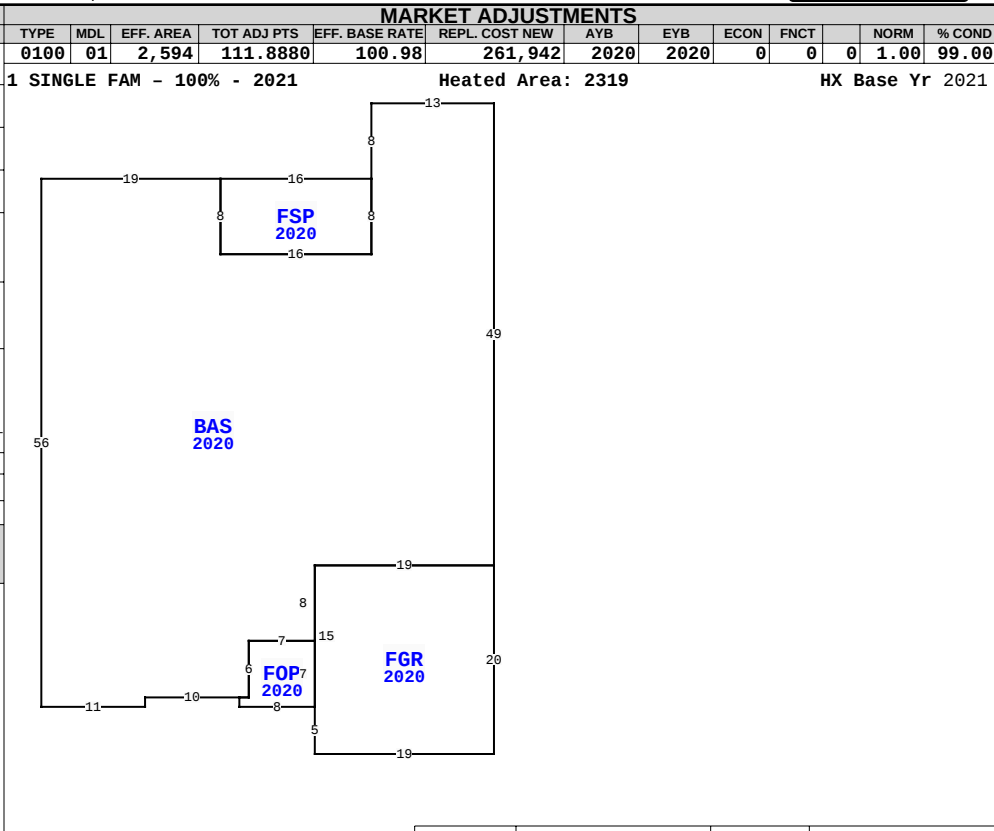
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,319	100	2,319	231,831
FGR	380	55	209	20,894
FOP	50	30	15	1,500
FSP	128	40	51	5,099
TOTALS	2,877		2,594	259,323

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
1	0810	CONCRETE A	0 100	0	0	802.00	SF	6.50	6.50	100	2020	2020	3	99

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
1	000000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00



79374 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									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					259,323				
TOTAL MARKET OB/XF VALUE					5,161				
TOTAL LAND VALUE - MARKET					42,000				
TOTAL MARKET VALUE					306,484				
SOH/AGL Deduction					40,749				
ASSESSED VALUE					265,735				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					215,735				
TOTAL JUST VALUE					306,484				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					260,795				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011995	CO ISSUED	0	05/05/2020
19011995	NEW CONSTR	307,122	11/19/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2427/1403	1/11/2021	QC	U	I	11	100	
GRANTOR: JONES WALTER H JR & P							
GRANTEE: JONES WALTER H JR &							
2363/1664	5/22/2020	WD	Q	I	01	300,500	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: JONES WALTER H JR &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W13 S8 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 N49\$.									