LOT 102
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

TAYLOR RICKY & LAURA
79380 PLUMMER CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1604-0102-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

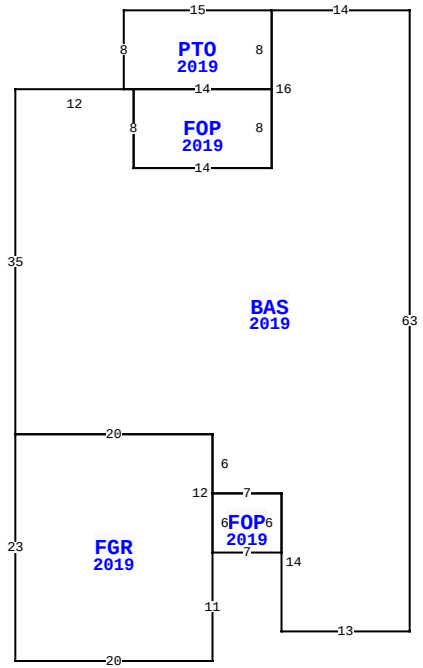
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,702	100	1,702	184,808
FGR	460	55	253	27,472
FOP	42	30	13	1,412
FOP	112	30	34	3,692
PTO	120	5	6	651
TOTALS	2,436		2,008	218,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,008	121.5249	109.68	220,237	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1702 HX Base Yr 2021



79380 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		218,035
TOTAL MARKET OB/XF VALUE		10,440
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		283,475
SOH/AGL Deduction		99,875
ASSESSED VALUE		183,600
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		128,600
TOTAL JUST VALUE		283,475
NCON VALUE		6,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008677	CO ISSUED	0	12/03/2019
19006532	NEW CONSTR	235,036	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2337/0405	1/31/2020	WD	Q	I	01	256,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TAYLOR RICKY & LAUR						
2292/0961	7/19/2019	WD	U	V	11	100
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 PTO=[YR=2019] W15 S8E1 FOP=[YR=2019] S8 E14 N8 W14$ E14 N8$ S16 W14 N8 W12 S35 FGR=[YR=2019] S23 E20 N11 FOP=[YR=2019] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63 $.

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	690.00	SF	6.50	6.50	100	2019	2019	3	99	4,440	
2	0855	CONC PAVER	1	100	0	0	600.00	SF	10.00	10.00	100	2023	2022		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 10,440

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS