

LOT 104
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

LOVE SCOTT E & SCHERRY
79392 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1604-0104-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,526	100	2,526	244,173
FGR	622	55	342	33,059
FOP	65	30	20	1,933
FOP	208	30	62	5,993
FUS	383	100	383	37,022
STR	60	10	6	580

TOTALS	3,864		3,339	322,760
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	1,039.00	SF	5.20	5.20	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

REVIEW DATE 09/27/2019 BY KB

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,339	108.1920	97.64	326,020	2019	2019	0	0	0	1.00	99.00	
1 SINGLE FAM - 100% - 2020 Heated Area: 2909 HX Base Yr 2020													
79392 PLUMMERS CREEK DR, YULEE													

TOTAL OB/XF 5,349													
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	0811	CONCRETE B	0 100	0	0	1,039.00	SF	5.20	5.20	100	2019	2019	3 99

TOTAL OB/XF 5,349													
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	0811	CONCRETE B	0 100	0	0	1,039.00	SF	5.20	5.20	100	2019	2019	3 99

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	322,760		
TOTAL MARKET OB/XF VALUE	5,349		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	383,109		
SOH/AGL Deduction	74,722		
ASSESSED VALUE	308,387		
TOTAL EXEMPTION VALUE	HX HB XM 50,000		
BASE TAXABLE VALUE	258,387		
TOTAL JUST VALUE	383,109		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	322,157		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001794	CO ISSUED	0	09/26/2019
19001036	NEW CONSTR	387,332	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2313/1978	10/10/2019	WD	Q	I	01	372,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LOVE SCOTT E & SCHE						
2277/0539	5/24/2019	WD	Q	V	05	300,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2019] W17 FOP=[YR=2019] W16 S13 E16 N13\$ S13 W16 N13 U3 L3 W11 D3 L3 S67E13 FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$ PTR=E20 FUS=[YR=2019] E17 S23 W13 STR=[YR=2019] S8 W9 N4 E5 N6 E4 S2\$ N2 W4 N21\$ W20\$.						

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