

LOT 105
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

BAUER LEO J IV & DEVIN M
79398 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1604-0105-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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	260,170
FGR	622	55	342	35,225
FOP	65	30	20	2,060
FOP	208	30	62	6,386
FUS	383	100	383	39,447
STR	52	10	5	515

TOTALS	3,856		3,338	343,804
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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	1,072.00	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	3,338	115.3404	104.09	347,452	2019	2019	0	0	0	1.05	98.95	
1 SINGLE FAM - 100% - 2020 Heated Area: 2909 HX Base Yr													
79398 PLUMMERS CREEK DR, YULEE													

TOTAL OB/XF 5,519													
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	1,072.00	SF	5.20	5.20	100	2019	2019	3 99

TOTAL OB/XF 5,519													
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1	0811	CONCRETE B	0 100	0	0	1,072.00	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		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		343,804	
TOTAL MARKET OB/XF VALUE		5,519	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		404,323	
SOH/AGL Deduction		0	
ASSESSED VALUE		404,323	
TOTAL EXEMPTION VALUE		13	404,323
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		404,323	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		339,818	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005073	CO ISSUED	0	09/26/2019
19003656	NEW CONSTR	394,231	05/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2312/1773	9/26/2019	WD	Q	I	01	379,800	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: BAUER LEO J IV & DE							
2275/0937	5/15/2019	WD	Q	V	05	713,000	
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 S67 E13 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] S5 W10 N4 E6 N3 E4 S2\$ N2 W4 N21\$ W20\$.													

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