

LOT 107
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

JETHRO JAY & FRANCES
79410 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1604-0107-0000



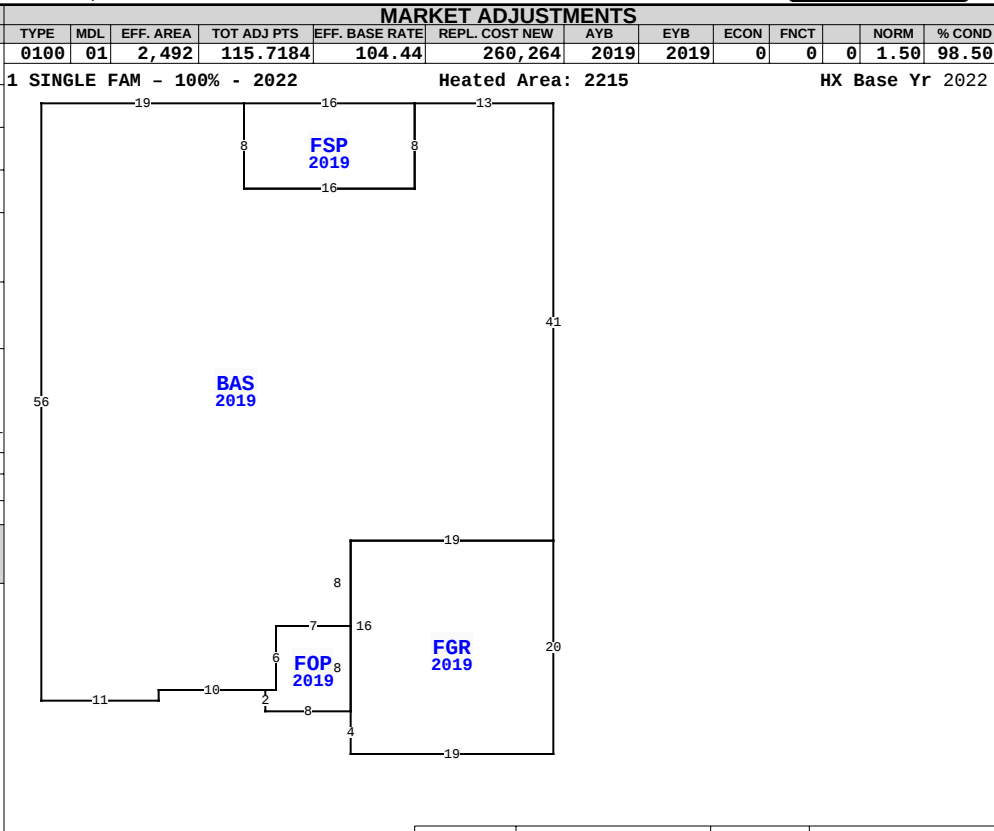
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,215	100	2,215	227,865
FGR	380	55	209	21,501
FOP	58	30	17	1,748
FSP	128	40	51	5,246
TOTALS	2,781		2,492	256,360

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	791.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
4	0462	ST/AL FNC	0	100	0	0	284.00	SF	10.00	10.00	

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



TOTAL OB/XF											
12,443											
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

TOTAL OB/XF											
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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

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						256,360					
TOTAL MARKET OB/XF VALUE						12,443					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						323,803					
SOH/AGL Deduction						101,266					
ASSESSED VALUE						222,537					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						172,537					
TOTAL JUST VALUE						323,803					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						270,034					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007120	CO ISSUED	0	07/03/2019
1900552	NEW CONSTR	289,876	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2480/1559	7/16/2021	WD	Q	I	01	370,000
GRANTOR: PERRY JAY N & CANDICE						
GRANTEE: JETHRO JAY & FRANCE						
2291/1690	7/11/2019	WD	Q	I	01	301,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PERRY JAY N & CANDI						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W13 FSP=[YR=2019] W16 S8 E16 N8\$ S8 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2019] S2 E8 FGR=[YR=2019] S4 E19 N20 W19 S16\$ N8 W7 S6 W1\$ E1 N6 E7 N8 E19 N41\$.											