

LOT 1
IN OR 1908/1644
PLUMMER CREEK #1 PB 8/28

BLOCK DENNIS & NATALIE
79945 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1601-0001-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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

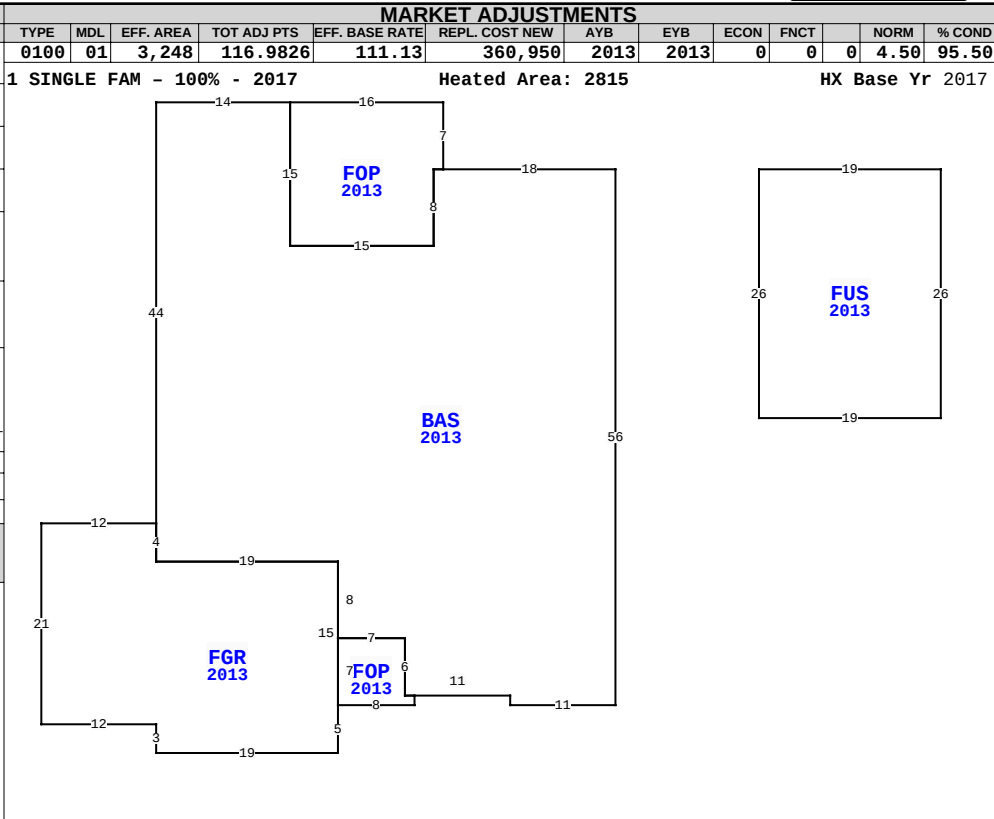
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,321	100	2,321	246,326
FGR	632	55	348	36,933
FOP	50	30	15	1,592
FOP	232	30	70	7,429
FUS	494	100	494	52,428

TOTALS	3,729		3,248	344,707
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,299.00	SF	4.00	4.00
2	0855	CONC PAVER	0 100	0	0	790.00	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
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00



79945 PLUMMERS CREEK DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					344,707				
TOTAL MARKET OB/XF VALUE					12,547				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					412,254				
SOH/AGL Deduction					171,124				
ASSESSED VALUE					241,130				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					191,130				
TOTAL JUST VALUE					412,254				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					396,806				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226728	CO ISSUED	0	05/28/2013
P16335	NEW CONSTR	0	01/01/2013
B1226728	NEW CONSTR	326,933	12/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1908/1644	3/17/2014	WD	Q	I	02	290,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BLOCK DENNIS & NATA						
1828/1206	11/30/2012	WD	U	V	30	105,500
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W18 FOP=[YR=2013] N7 W16 S15 E15 N8 E1\$ W1 S8 W15 N15 W14 S44 FGR=[YR=2013] W12 S21 E12 S3 E19 N5 FOP=[YR=2013] E8 N1 W1 N6 W7 S7\$ N15 W19 N4\$ S4 E19 S8 E7 S6 E11 S1 E11 N56\$ PTR=E15 FUS=[YR=2013] E19 S26 W19 N26\$ W15\$.									