

LOT 7
IN OR 1891/1187
PLUMMER CREEK #1 PB 8/28

NUNEZ LINDA D
79909 PLUMMER CREEK DR
YULEE, FL 32097

2024

12-2N-26-1601-0007-0000



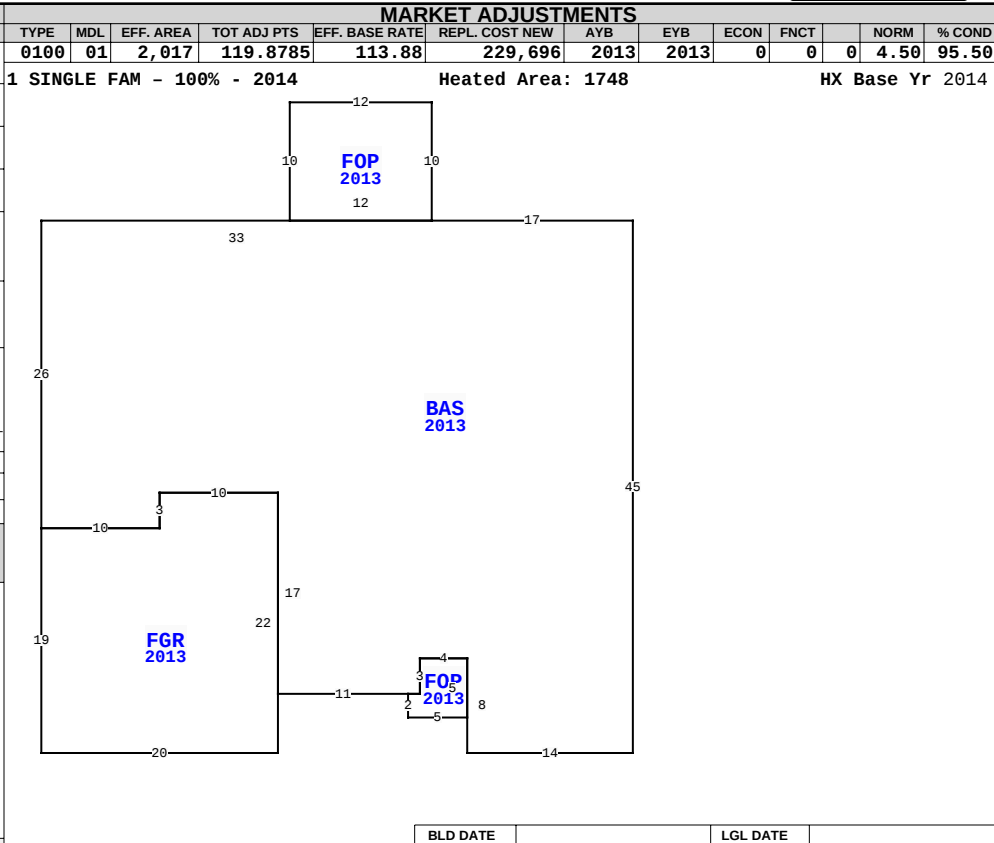
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100	1,748	190,104
FGR	410	55	226	24,579
FOP	22	30	7	761
FOP	120	30	36	3,916
TOTALS	2,300		2,017	219,360

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	801.00	SF	6.50	6.50

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



TOTAL OB/XF									
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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	219,360								
TOTAL MARKET OB/XF VALUE	4,894								
TOTAL LAND VALUE - MARKET	55,000								
TOTAL MARKET VALUE	279,254								
SOH/AGL Deduction	82,103								
ASSESSED VALUE	197,151								
TOTAL EXEMPTION VALUE	HX HB WX 13 197,151								
BASE TAXABLE VALUE	0								
TOTAL JUST VALUE	279,254								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	269,436								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327540	CO ISSUED	0	11/21/2013
B1327540	NEW CONSTR	206,847	08/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1891/1187	11/22/2013	WD	Q	I	02	179,100	
GRANTOR: ADVANTAGE HOME BUILDE							
GRANTEE: NUNEZ LINDA D							
1860/0149	5/31/2013	SW	U	V	30	95,000	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: ADVANTAGE HOME BUIL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W17 FOP=[YR=2013] N10 W12 S10 E12\$ W33 S26									
FGR=[YR=2013] S19 E20 N22 W10 S3 W10\$ E10 N3 E10 S17 E11									
FOP=[YR=2013] S2 E5 N5 W4 S3 W1\$ E1 N3 E4 S8 E14 N45\$.									