



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

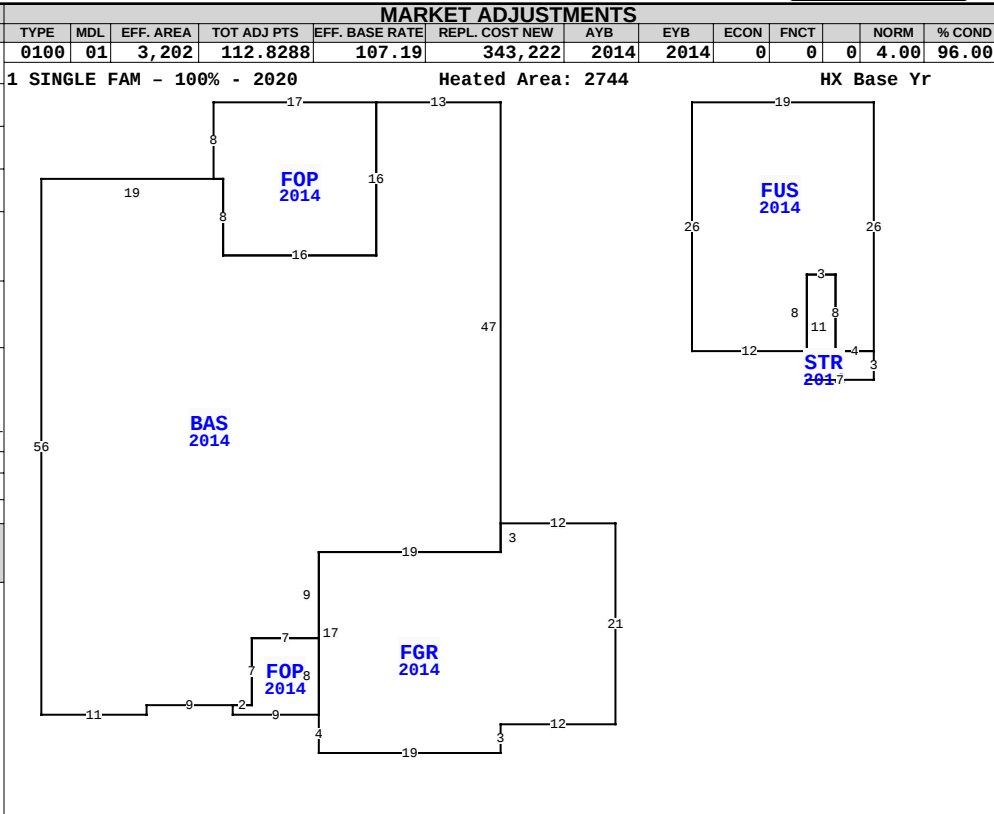
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,274	100	2,274	234,000
FGR	651	55	358	36,839
FOP	58	30	17	1,749
FOP	264	30	79	8,129
FUS	470	100	470	48,364
STR	45	10	4	412

TOTALS	3,762		3,202	329,493
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,230.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	187.00	LF	32.00	32.00	

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



79815 PLUMMERS CREEK DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
11,761											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		329,493	
TOTAL MARKET OB/XF VALUE		11,761	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		396,254	
SOH/AGL Deduction		3,341	
ASSESSED VALUE		392,913	
TOTAL EXEMPTION VALUE		13	392,913
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		396,254	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		381,469	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327817	CO ISSUED	0	01/17/2014
B1327817	NEW CONSTR	330,280	10/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	1/20/2014	CN	Q	I	01	218,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JOHNSON OPHA MAY						
1840/1381	2/08/2013	WD	Q	V	05	111,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W13 FOP=[YR=2014] W17 S8 E1 S8 E16 N16\$ S16 W16 N8 W19 S56 E11 N1 E9 FOP=[YR=2014] S1 E9 FGR=[YR=2014] S4 E19 N3 E12 N21 W12 S3 W19 S17\$N8 W7 S7 W2\$ E2 N7 E7 N9 E19 N47\$ PTR=E20 FUS=[YR=2014] E19 S26 STR=[YR=2014] S3 W7 N11 E3 S8 E4\$ W4 N8 W3 S8 W12 N26\$ W20\$.											