LOT 19
IN OR 2204/1852
PLUMMER CREEK #1 PB 8/28

ZOLTY DANIELLE V & ABRAHAM J
79801 PLUMMER CREEK DR
YULEE, FL 32097

2024

12-2N-26-1601-0019-0000

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		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

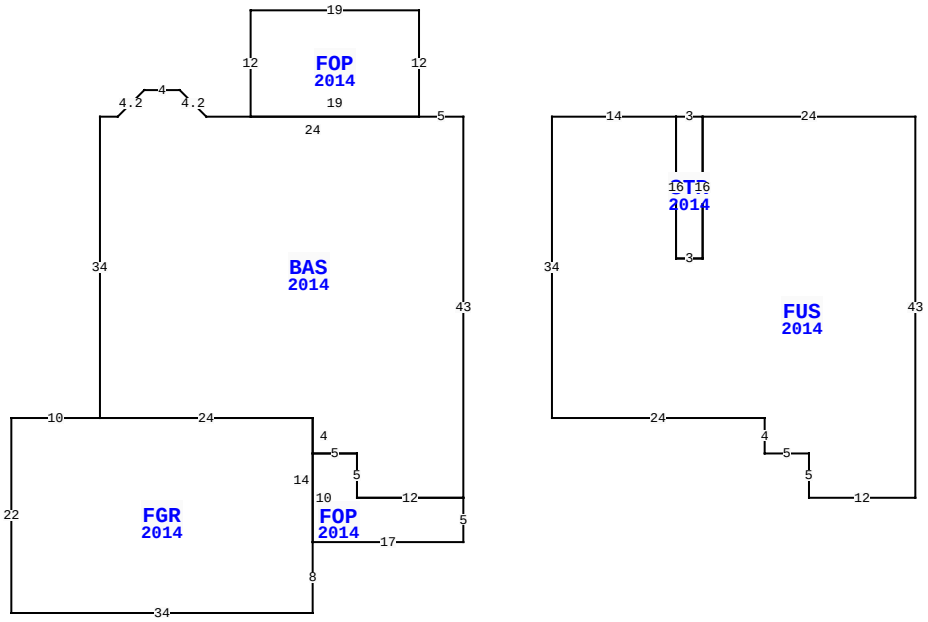
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,543	100	1,543	161,045
FGR	748	55	411	42,897
FOP	110	30	33	3,444
FOP	228	30	68	7,097
FUS	1,474	100	1,474	153,843
STR	48	10	5	522
TOTALS	4,151		3,534	368,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,534	114.4395	108.72	384,216	2014	2014	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2019 Heated Area: 3017 HX Base Yr 2019



79801 PLUMMERS CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		368,847
TOTAL MARKET OB/XF VALUE		5,908
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		429,755
SOH/AGL Deduction		147,134
ASSESSED VALUE		282,621
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		232,621
TOTAL JUST VALUE		429,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428487	CO ISSUED	0	08/14/2014
B1428487	NEW CONSTR	367,520	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2204/1852	6/01/2018	WD	Q	I	01	330,000
GRANTOR: REGALADO ANDREW & ERI						
GRANTEE: ZOLTY DANIELLE V &						
1948/0133	11/12/2014	WD	Q	I	01	261,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: REGALADO ANDREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W5 FOP=[YR=2014] N12 W19 S12 E19$ W24 U3 L3 W4 D3 L3 W2 S34 FGR=[YR=2014] W10 S22 E34 N8 FOP=[YR=2014] E17 N5 W12 N5 W5 S10$ N14 W24$ E24 S4 E5 S5 E12 N43$ PTR=E10 FUS=[YR=2014] E14 STR=[YR=2014] E3 S16 W3 N16$ S16 E3 N16 E24 S43 W12 N5W5 N4 W24 N34$ W10$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,196.00	SF	5.20	5.20	100	2014	2014	3	95	5,908	

LAND DESCRIPTION

TOTAL OB/XF 5,908

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/22/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS