LOT 25
PLUMMER CREEK #1 PB 8/28

**HARLOW WILLIAM PAUL & KELLY**
79747 PLUMMERS CREEK DR
YULEE, FL 32097

**2024**

**12-2N-26-1601-0025-0000**

## BUILDING CHARACTERISTICS

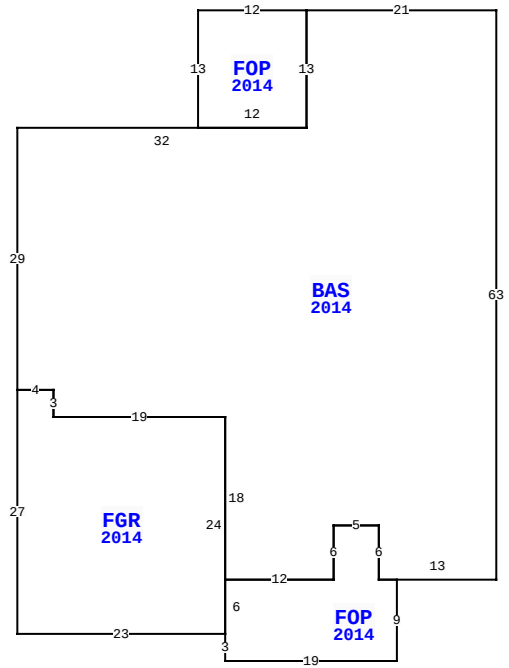
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 2,467 | 100 | 2,467 | 258,029 |
| FGR | 564 | 55 | 310 | 32,424 |
| FOP | 156 | 30 | 47 | 4,916 |
| FOP | 201 | 30 | 60 | 6,276 |
| TOTALS | 3,388 | | 2,884 | 301,644 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,884 | 114.6894 | 108.95 | 314,212 | 2014 | 2014 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SINGLE FAM – 100% - 2022 Heated Area: 2467 HX Base Yr 2022




79747 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 | | 301,644 |
| TOTAL MARKET OB/XF VALUE | | 5,051 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 361,695 |
| SOH/AGL Deduction | | 144,369 |
| ASSESSED VALUE | | 217,326 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 162,326 |
| TOTAL JUST VALUE | | 361,695 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 348,126 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1428878 | CO ISSUED | 0 | 10/22/2014 |
| B1428878 | NEW CONSTR | 302,887 | 06/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2461/1140 | 5/07/2021 | WD | Q | I | 01 | 344,900 |
| GRANTOR: SCOTT AARON R & AMAND | | | | | | |
| GRANTEE: HARLOW WILLIAM PAUL | | | | | | |
| 2201/1812 | 5/29/2018 | WD | Q | I | 01 | 287,000 |
| GRANTOR: NEUROH VAUGHN R & JEN | | | | | | |
| GRANTEE: SCOTT AARON R & AMA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W21 FOP=[YR=2014] W12 S13 E12 N13$ S13 W32 S29
FGR=[YR=2014] S27 E23 FOP=[YR=2014] S3 E19 N9 W2 N6 W5 S6
W12 S6$ N24 W19 N3 W4 $ E4 S3 E19 S18 E12 N6 E5 S6 E13 N63$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 818.00 | SF | 6.50 | 6.50 | 100 | 2014 | 2014 | 3 | 95 | 5,051 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,051

| 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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS