LOT 26
IN OR 1918/448
PLUMMER CREEK #1 PB 8/28

MALOY CHAD L & KIMBERLY A
79741 PLUMMERS CREEK DR
YULEE, FL 32097

**2024**

**12-2N-26-1601-0026-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

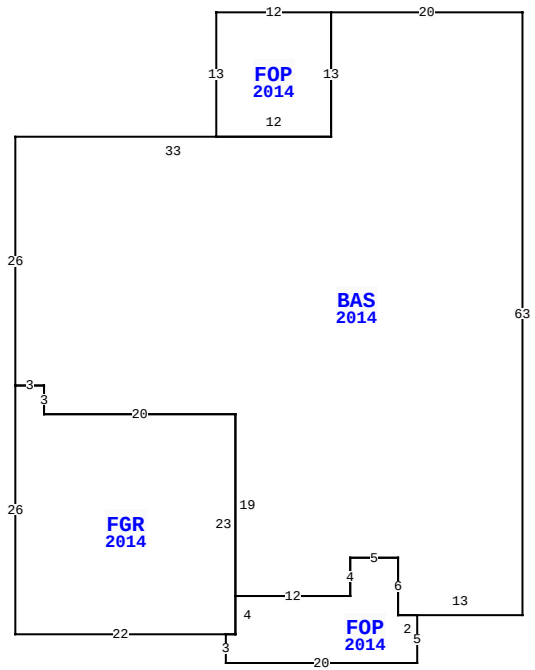
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 | 2,364 | 100 | 2,364 | 256,016 |
| FGR | 538 | 55 | 296 | 32,056 |
| FOP | 152 | 30 | 46 | 4,981 |
| FOP | 156 | 30 | 47 | 5,090 |
| TOTALS | 3,210 | | 2,753 | 298,143 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,753 | 118.7424 | 112.81 | 310,566 | 2014 | 2014 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SINGLE FAM – 100% - 2015 Heated Area: 2364 HX Base Yr 2015




79741 PLUMMERS CREEK DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 298,143 |
| TOTAL MARKET OB/XF VALUE | | 46,980 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 400,123 |
| SOH/AGL Deduction | | 140,289 |
| ASSESSED VALUE | | 259,834 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 209,834 |
| TOTAL JUST VALUE | | 400,123 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 387,753 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1701752 | SWIM POOL | 39,853 | 03/01/2017 |
| B1428172 | CO ISSUED | 0 | 05/14/2014 |
| B1428172 | NEW CONSTR | 289,979 | 01/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1918/0448 | 5/15/2014 | WD | Q | I | 01 | 213,400 |
| GRANTOR: ADVANTAGE HOME BUILDE | | | | | | |
| GRANTEE: MALOY CHAD L & KIMB | | | | | | |
| 1893/1677 | 12/10/2013 | SW | U | V | 30 | 35,000 |
| GRANTOR: BWC LAND PLUMMER LLC | | | | | | |
| GRANTEE: ADVANTAGE HOME BUIL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W20 FOP=[YR=2014] W12 S13 E12 N13$ S13 W33 S26 FGR=[YR=2014] S26 E22 FOP=[YR=2014] S3 E20 N5 W2 N6 W5 S4 W12 S4 W1$ E1 N23 W20 N3 W3$ E3 S3 E20 S19 E12 N4 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 | 799.00 | SF | 6.50 | 6.50 | 100 | 2014 | 2014 | 3 | 95 | 4,934 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 168.00 | LF | 32.00 | 32.00 | 100 | 2014 | 2014 | 3 | 87 | 4,677 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 334.00 | SF | 85.00 | 85.00 | 100 | 2017 | 2017 | 3 | 84 | 23,848 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,103.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 97 | 10,699 | |
| 5 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 336.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 84 | 2,822 | |

## LAND DESCRIPTION

TOTAL OB/XF 46,980

| 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 06/22/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS