



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

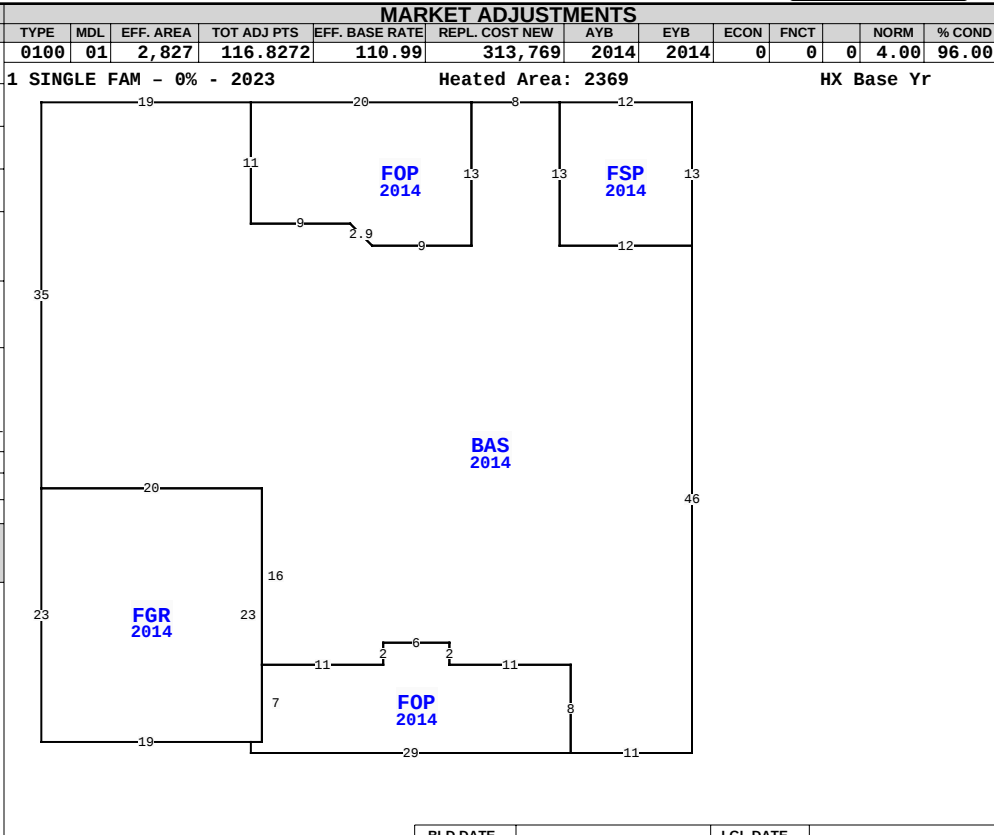
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,369	100	2,369	252,418
FGR	460	55	253	26,957
FOP	237	30	71	7,565
FOP	240	30	72	7,671
FSP	156	40	62	6,606
TOTALS	3,462		2,827	301,218

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0810	CONCRETE A	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0 0	0 0	924.00	SF	6.50	6.50	100	2014	2014	3	95	5,706	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



79733 PLUMMERS CREEK DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF															5,706
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00

TOTAL OB/XF															5,706
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		301,218			
TOTAL MARKET OB/XF VALUE		5,706			
TOTAL LAND VALUE - MARKET		55,000			
TOTAL MARKET VALUE		361,924			
SOH/AGL Deduction		0			
ASSESSED VALUE		361,924			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		361,924			
TOTAL JUST VALUE		361,924			
NCON VALUE		0			
INCOME VALUE		0			
PREVIOUS YEAR MKT VALUE		348,352			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428516	CO ISSUED	0	08/01/2014
B1428514	NEW CONSTR	247,956	03/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2604/1330	11/23/2022	WD	Q	I	01
GRANTOR: OP SPE TPA1 LLC					
GRANTEE: DILORETO JASON C &					
2577/1505	7/14/2022	WD	Q	I	01
GRANTOR: CAVANAUGH SHELLEY & MA					
GRANTEE: OP SPE TPA1 LLC					

BUILDING NOTES														
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS														
FSP=[YR=2014] W12 BAS=[YR=2014] W8 FOP=[YR=2014] W20 S11 E9 D2 R2 E9 N13\$ S13 W9 U2 L2 W9 N11 W19 S35 FGR=[YR=2014] S23 E19 FOP=[YR=2014] S1 E29 N8 W11 N2 W6 S2 W11 S7 W1\$ E1 N23 W20\$ E20 S16 E11 N2 E6 S2 E11 S8 E11 N46 W12 N13\$ S13 E12 N13\$.														