

LOT 96
IN OR 2124/1662
PLUMMER CREEK #1 PB 8/28

HARVEY JENNIFER D
79866 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1601-0096-0000



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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

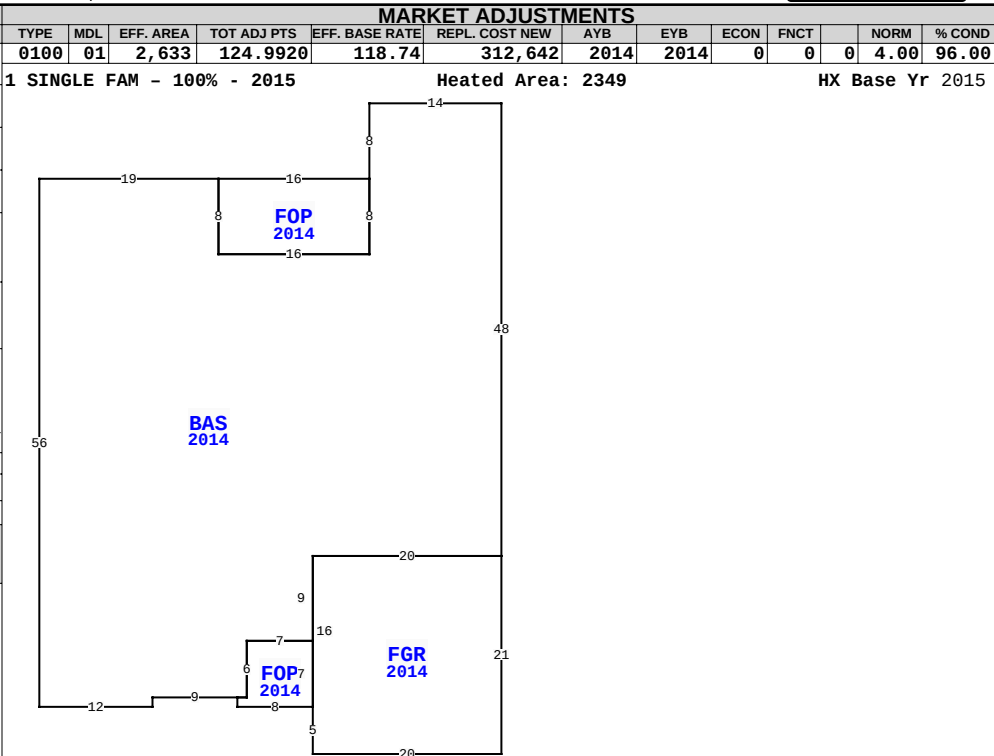
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,349	100	2,349	267,763
FGR	420	55	231	26,332
FOP	50	30	15	1,710
FOP	128	30	38	4,332

TOTALS	2,947		2,633	300,136
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	732.00	SF	6.50
2	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0861	POOL GUNIT	0	100	0	0	394.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	914.00	SF	10.00
6	0476	VF 6 SBPL	0	100	0	0	198.00	LF	32.00

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



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

79866 PLUMMERS CREEK DR, YULEE

L N	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	732.00	SF	6.50	6.50	100	2014	2014	3	95	4,520	
2	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2014	2014	3	87	2,506	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920	
4	0861	POOL GUNIT	0	100	0	0	394.00	SF	85.00	85.00	100	2016	2016	3	81	27,127	
5	0855	CONC PAVER	0	100	0	0	914.00	SF	10.00	10.00	100	2016	2016	3	96	8,774	
6	0476	VF 6 SBPL	0	100	0	0	198.00	LF	32.00	32.00	100	2016	2016	3	90	5,702	

TOTAL OB/XF														50,549	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		300,136	
TOTAL MARKET OB/XF VALUE		50,549	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		405,685	
SOH/AGL Deduction		145,563	
ASSESSED VALUE		260,122	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		210,122	
TOTAL JUST VALUE		405,685	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		393,483	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631645	SWIM POOL	0	01/12/2016
B1429037	CO ISSUED	0	10/24/2014
B1429037	NEW CONSTR	275,780	07/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2124/1662	5/23/2017	QC	U	I	11	97,900	
GRANTOR: HARVEY JENNIFER D & W							
GRANTEE: HARVEY JENNIFER D							
1947/0779	10/30/2014	WD	Q	I	01	210,800	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: HARVEY JENNIFER D &							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2014] W14 S8 FOP=[YR=2014] W16 S8 E16 N8\$ S8 W16 N8 W19 S56 E12 N1 E9 FOP=[YR=2014] S1 E8 FGR=[YR=2014] S5 E20 N21 W20 S16\$ N7 W7 S6 W1\$ E1 N6 E7 N9 E20 N48\$.									