LOT 104
IN OR 1981/1263
PLUMMER CREEK #1 PB 8/28

COBB CHARLES & NANCY
79886 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1601-0104-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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

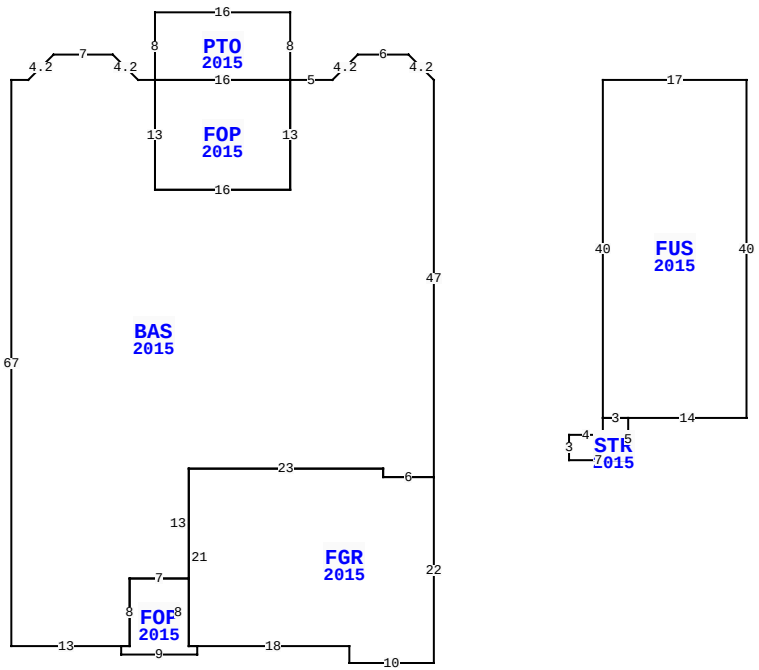
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,540	100	2,540	277,370
FGR	623	55	343	37,455
FOP	65	30	20	2,184
FOP	208	30	62	6,771
FUS	680	100	680	74,257
PTO	128	5	6	655
STR	27	10	3	328
TOTALS	4,271		3,654	399,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,654	119.1750	113.22	413,706	2015	2015	0	0	0	3.55	96.45

1 SINGLE FAM – 100% - 2017 Heated Area: 3220 HX Base Yr 2017



79886 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		399,019
TOTAL MARKET OB/XF VALUE		7,236
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		461,255
SOH/AGL Deduction		134,420
ASSESSED VALUE		326,835
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		276,835
TOTAL JUST VALUE		461,255
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529800	CO ISSUED	0	05/07/2015
B1529800	NEW CONSTR	392,308	01/12/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1981/1263	5/22/2015	WD	Q	I	01	301,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: COBB CHARLES & NANC						
1954/0742	12/18/2014	WD	Q	V	05	248,900
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] L3 U3 W6 D3 L3 W5 PTO=[YR=2015] N8 W16 S8 FOP=[YR=2015] S13 E16 N13 W16$ E16$ S13 W16 N13 W2 U3 L3 W7 D3 L3 W2 S67 E13 FOP=[YR=2015] S1 E9 N1 FGR=[YR=2015] E18 S2 E10 N22 W6 N1 W23 S21 E1$ W1 N8 W7S8 W1$ E1 N8 E7 N13 E23 S1 E6 N47$ PTR=E20 FUS=[YR=2015] E17 S40 W14 STR=[YR=2015] S5 W7 N3 E4 N2 E3$ W3 N40$ W20$.

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	1,072.00	SF	5.20	5.20	100	2015	2015	3	95	5,296	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 7,236

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 05/26/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS