

LOT 4
IN OR 2068/988
PLUMMER CREEK PHASE TWO A

RAU MARCUS JR & AMANDA
79547 PLUMMER CREEK DR
YULEE, FL 32097

2024

12-2N-26-1602-0004-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

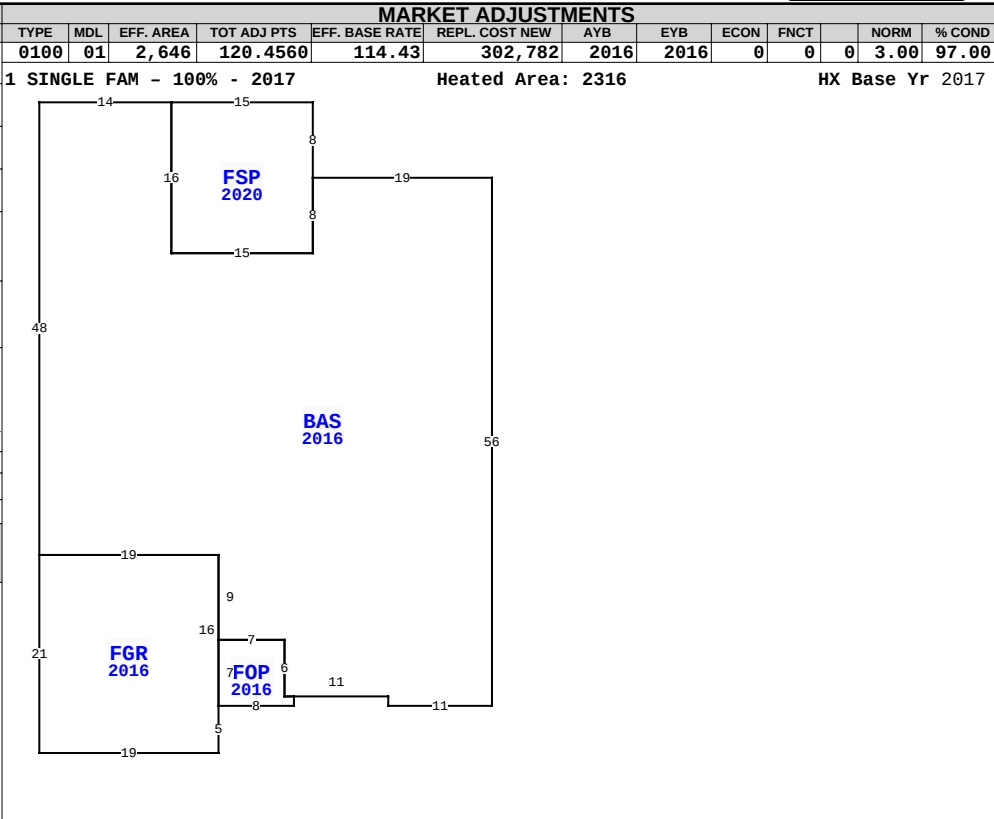
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,316	100	2,316	257,069
FGR	399	55	219	24,308
FOP	50	30	15	1,665
FSP	240	40	96	10,655
TOTALS	3,005		2,646	293,699

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	0811	CONCRETE B	0	100	0	0	732.00	SF	5.20	5.20	100	2016	2016	3	96	3,654	
2	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00	32.00	100	2016	2016	3	90	5,530	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	90	540	

LAND DESCRIPTION			TOTAL OB/XF 9,724														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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 07/14/2021 BY KBA



79547 PLUMMERS CREEK DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				293,699	
TOTAL MARKET OB/XF VALUE				9,724	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				358,423	
SOH/AGL Deduction				123,560	
ASSESSED VALUE				234,863	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				184,863	
TOTAL JUST VALUE				358,423	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				345,352	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632123	CO ISSUED	0	08/24/2016
B1632123	NEW CONSTR	286,687	04/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2068/0988	8/24/2016	WD Q	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					SALE PRICE 243,700
GRANTEE: RAU MARCUS JR & AMA					
2039/0377	4/08/2016	WD Q	Q	V	05
GRANTOR: BWC LAND PLUMMER LLC					992,600
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016] W19 FSP=[YR=2020] N8 W15 S16 E15 N8\$ S8 W15 N16 W14 S48 FGR=[YR=2016] S21 E19 N5 FOP=[YR=2016] E8 N1 W1 N6 W7 S7\$ N16 W19\$ E19 S9 E7 S6 E11 S1 E11 N56\$.	

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