LOT 7
IN OR 2239/1482
PLUMMER CREEK PHASE TWO A

**HOWARD ALYSE MARIE**
79529 PLUMMERS CREEK DRIVE
YULEE, FL 32097

**2024**

**12-2N-26-1602-0007-0000**

## BUILDING CHARACTERISTICS

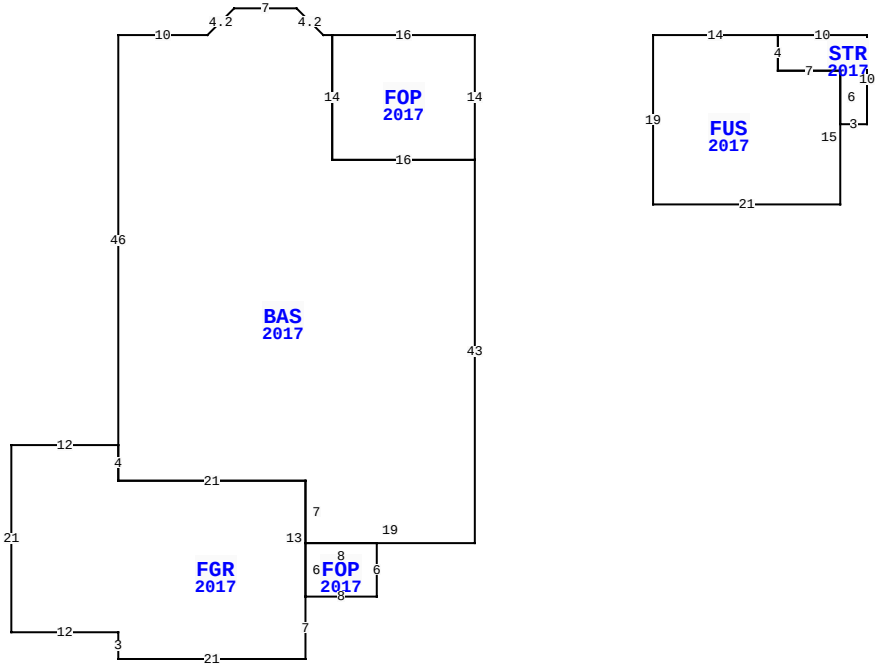
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| 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 | 1,939 | 100 | 1,939 | 214,786 |
| FGR | 672 | 55 | 370 | 40,986 |
| FOP | 48 | 30 | 14 | 1,550 |
| FOP | 224 | 30 | 67 | 7,422 |
| FUS | 371 | 100 | 371 | 41,097 |
| STR | 58 | 10 | 6 | 665 |
| TOTALS | 3,312 | | 2,767 | 306,505 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,767 | 119.6496 | 113.67 | 314,525 | 2017 | 2017 | 0 | 0 | 0 | 2.55 | 97.45 |

1 SINGLE FAM – 100% - 2019 Heated Area: 2310 HX Base Yr 2019




79529 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

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 306,505 |
| TOTAL MARKET OB/XF VALUE | | 13,418 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 374,923 |
| SOH/AGL Deduction | | 98,365 |
| ASSESSED VALUE | | 276,558 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 226,558 |
| TOTAL JUST VALUE | | 374,923 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 361,239 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1705138 | CO ISSUED | 0 | 06/09/2017 |
| B1633180 | NEW CONSTR | 297,968 | 10/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2239/1482 | 10/22/2018 | QC | U | I | 11 | 100 |
| GRANTOR: HOWARD RICHARD A | | | | | | |
| GRANTEE: HOWARD ALYSE MARIE | | | | | | |
| 2128/1129 | 6/16/2017 | WD | Q | I | 02 | 267,000 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: HOWARD RICHARD A & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2017] W16 BAS=[YR=2017] W1 U3 L3 W7 D3 L3 W10 S46 FGR=[YR=2017] W12 S21 E12 S3 E21 N7 FOP=[YR=2017] E8 N6 W8 S6$ N13 W21 N4$ S4 E21 S7 E19 N43 W16 N14$ S14 E16 N14$ PTR=E20 FUS=[YR=2017] E14 STR=[YR=2017] E10 S10 W3 N6 W7 N4$ S4 E7 S15 W21 N19$ 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 | 1,141.00 | SF | 5.20 | 5.20 | 100 | 2017 | 2017 | 3 | 97 | 5,755 | |
| 2 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 824.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 93 | 7,663 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,418

| 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 06/25/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS