LOT 8
PLUMMER CREEK PHASE TWO A
PBK 8/142

BURNS FAITH ANNE & JERRY M JR
79523 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1602-0008-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

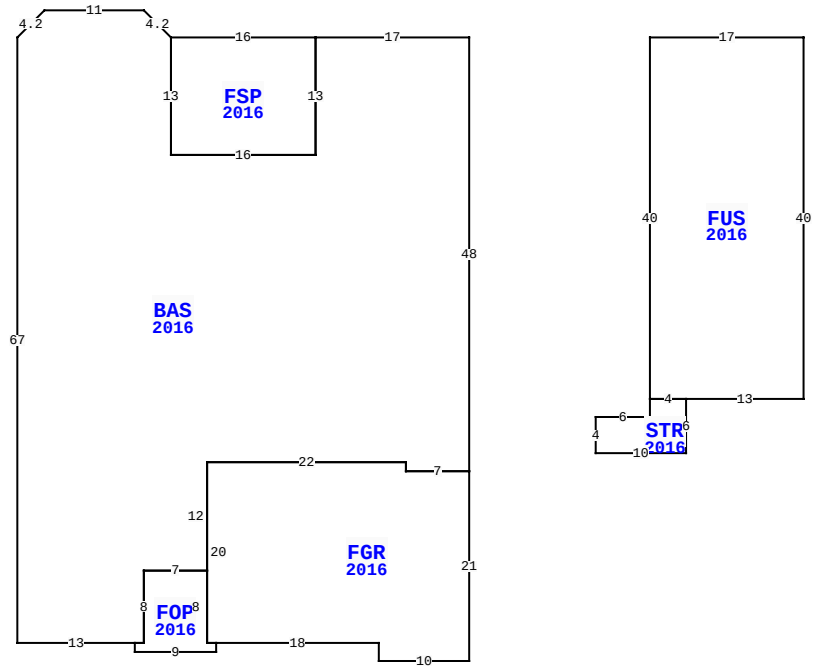
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,555	100	2,555	267,216
FGR	593	55	326	34,095
FOP	65	30	20	2,091
FSP	208	40	83	8,681
FUS	680	100	680	71,118
STR	48	10	5	523
TOTALS	4,149		3,669	383,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,669	113.4945	107.82	395,592	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2021 Heated Area: 3235 HX Base Yr 2021



79523 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		383,724
TOTAL MARKET OB/XF VALUE		3,997
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		442,721
SOH/AGL Deduction		74,231
ASSESSED VALUE		368,490
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		318,490
TOTAL JUST VALUE		442,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632389	CO ISSUED	0	09/28/2016
B1632389	NEW CONSTR	396,055	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2315/1499	10/15/2019	WD	Q	I	01	345,000
GRANTOR: FLEMING DEREK & JENNI						
GRANTEE: BURNS FAITH ANNE &						
2076/0047	9/29/2016	WD	Q	I	01	329,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FLEMING DEREK & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FSP=[YR=2016] W16 S13 E16 N13$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E13 FOP=[YR=2016] S1 E9 N1 FGR=[YR=2016] E18 S2 E10 N21 W7 N1 W22 S20 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N12 E22 S1 E7 N48 $ PTR=E20 FUS=[YR=2016] E17 S40 W13 STR=[YR=2016] S6 W10 N4 E6 N2 E4$ W4 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	0812	CONCRETE C	0	100	0	0	1,041.00	SF	4.00	4.00	100	2016	2016	3	96	3,997	

LAND DESCRIPTION

TOTAL OB/XF 3,997

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 09/07/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS