

LOT 9
PLUMMER CREEK PHASE TWO A
PBK 8/142

JOHNSON JAMES M & DARLENE E
79517 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1602-0009-0000



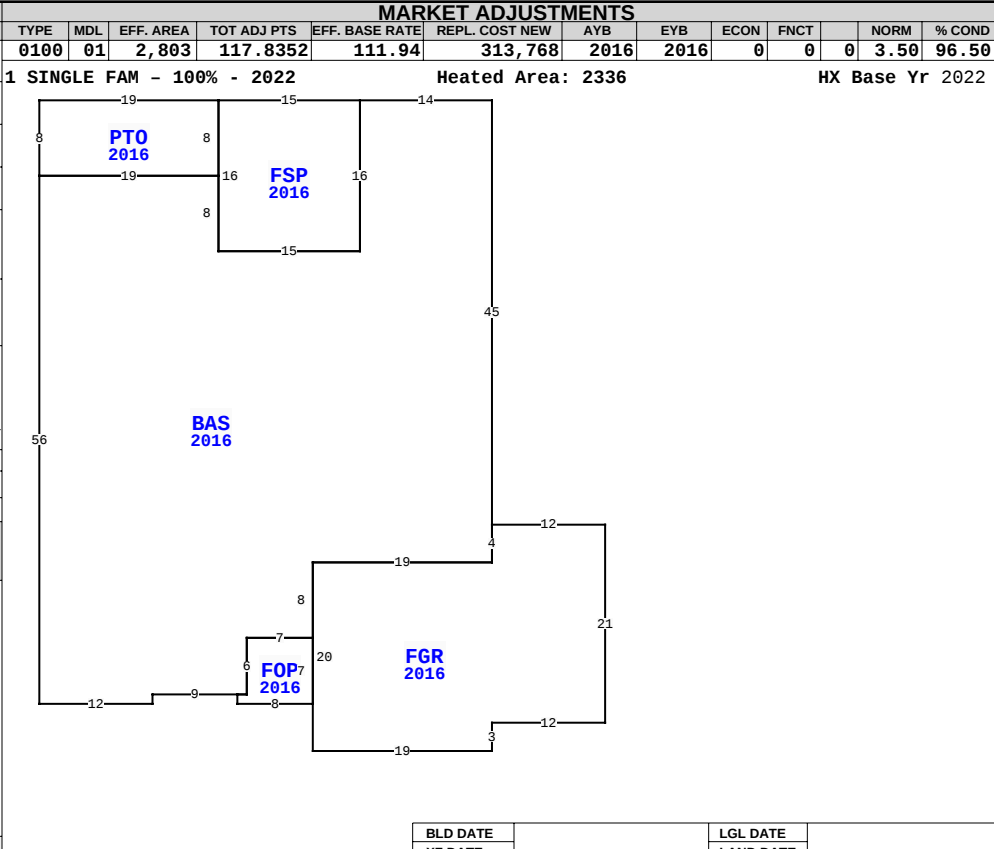
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,336	100	2,336	252,340
FGR	632	55	348	37,592
FOP	50	30	15	1,620
FSP	240	40	96	10,370
PTO	152	5	8	865
TOTALS	3,410		2,803	302,786

TOTALS		17,426	2,500	362,180			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0812	CONCRETE C	0	100	0	0	
2	0910	SCRN RM L	0	100	19	8	
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



79517 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		302,786	
TOTAL MARKET OB/XF VALUE		5,938	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		363,724	
SOH/AGL Deduction		101,463	
ASSESSED VALUE		262,261	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		212,261	
TOTAL JUST VALUE		363,724	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		350,229	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633267	XFOB	3,415	10/01/2016
B1632037	CO ISSUED	0	08/24/2016
B1632037	NEW CONSTR	296,809	04/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2506/1794	10/15/2021	WD	Q	I	01	395,000
GRANTOR: CONANT CHERYL L & ELT						
GRANTEE: JOHNSON JAMES M & D						
2275/1118	5/10/2019	WD	Q	I	01	314,000
GRANTOR: TUZEO VINCENT C & JAN						
GRANTEE: CONANT CHERYL L & E						

BUILDING NOTES									
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BUILDING DIMENSIONS
FGR=[YR=2016] W12 BAS=[YR=2016] N45 W14 FSP=[YR=2016] W15
PTO=[YR=2016] W19 S8 E19 N8\$ S16 E15 N16\$ S16 W15 N8 W19 S56
E12 N1 E9 FOP=[YR=2016] S1 E8 N7 W7 S6 W1\$ E1 N6 E7 N8 E19
N4\$ S4 W19 S20 E19 N3 E12 N21\$.