

LOT 14
IN OR 2068/1830
PLUMMER CREEK PHASE TWO A

WRONOWSKI JAMES
79479 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1602-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
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NEIGHBORHOOD/LOC	5013.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	1,722	189,970
FGR	704	55	387	42,694
FOP	42	30	13	1,434
FOP	224	30	67	7,391
PTO	96	5	5	552

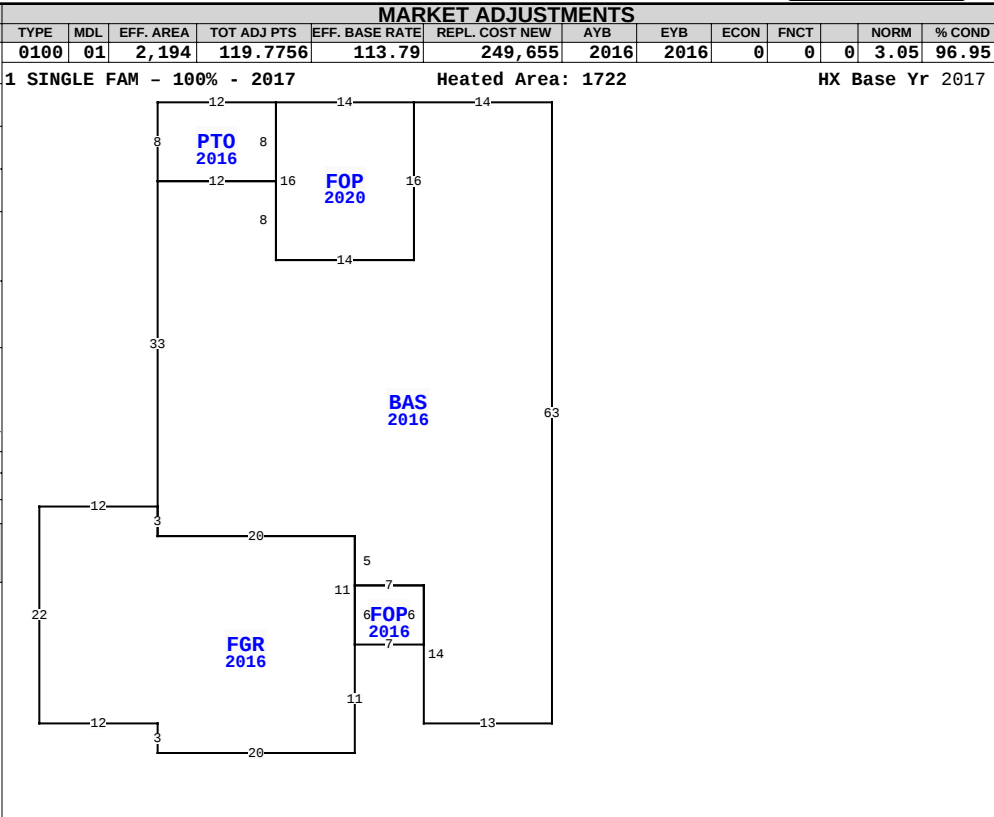
TOTALS	2,788		2,194	242,041
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EXTRA FEATURES

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	1,026.00	SF	5.20	5.20	100	2016	2016	3	96	5,122	
2	0855	CONC PAVER	0	100	0	0	100.00	SF	10.00	10.00	100	2016	2016	3	96	960	
3	0911	SCRN RM A	0	100	12	8	96.00	SF	17.50	17.50	100	2018	2018	3	82	1,378	
4	0861	POOL GUNIT	0	100	0	0	324.00	SF	85.00	85.00	100	2019	2019	3	90	24,786	
5	0855	CONC PAVER	0	100	0	0	360.00	SF	10.00	10.00	100	2019	2019	3	98	3,528	
6	0910	SCRN RM L	0	100	0	0	684.00	SF	15.00	15.00	100	2019	2019	3	86	8,824	
7	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2020	2020	3	96	4,608	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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TOTAL OB/XF

TOTAL OB/XF	49,206
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		242,041
TOTAL MARKET OB/XF VALUE		49,206
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		346,247
SOH/AGL Deduction		100,054
ASSESSED VALUE		246,193
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		196,193
TOTAL JUST VALUE		346,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006893	XFOB	7,981	08/01/2019
19005855	SWIM POOL	41,384	07/01/2019
17002440	REMODEL	2,841	05/01/2018
B1632039	CO ISSUED	0	07/22/2016
B1632039	NEW CONSTR	231,110	04/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2068/1830	8/25/2016	WD	Q	I	01

GRANTOR: DREAM FINDERS HOMES L	
GRANTEE: WRONOWSKI JAMES	
2039/0377	4/08/2016 WD Q V 05 992,600
GRANTOR: BWC LAND PLUMMER LLC	
GRANTEE: DREAM FINDERS HOMES	

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2016] W14 FOP=[YR=2020] W14 PTO=[YR=2016] W12 S8 E12 N8\$ S16 E14 N16\$ S16 W14 N8 W12 S33 FGR=[YR=2016] W12 S22 E12 S3 E20 N11 FOP=[YR=2016] E7 N6 W7 S6\$ N11 W20 N3\$ S3 E20 S5 E7 S14 E13 N63\$.