

LOT 17
PLUMMER CREEK PHASE TWO A
PBK 8/142

STUART HALEY
79461 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1602-0017-0000



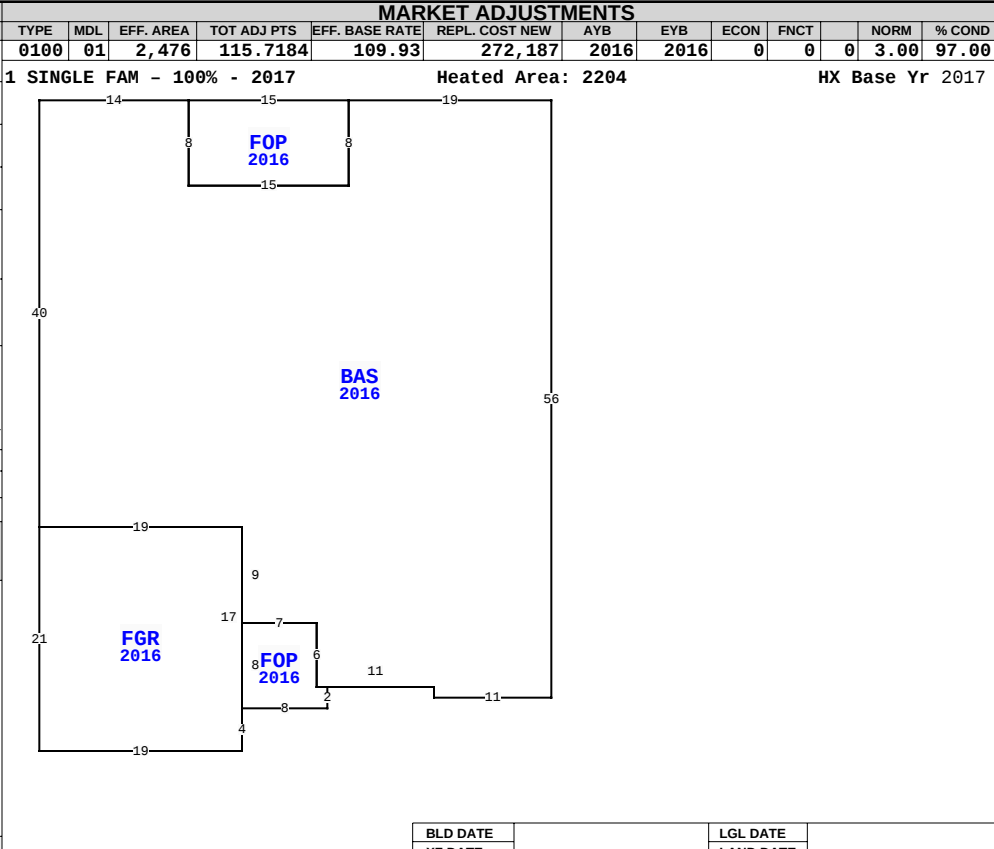
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100	2,204	235,017
FGR	399	55	219	23,353
FOP	58	30	17	1,813
FOP	120	30	36	3,838
TOTALS	2,781		2,476	264,021

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	770.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	0	0	149.00	LF	32.00	32.00	
3	0462	ST/AL FNC	0	100	0	0	280.00	SF	10.00	10.00	
4	0855	CONC PAVER	1	100	16	28	448.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



TOTAL OB/XF											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									

TOTAL OB/XF											
16,466											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE											
264,021											
TOTAL MARKET OB/XF VALUE											
16,466											
TOTAL LAND VALUE - MARKET											
55,000											
TOTAL MARKET VALUE											
335,487											
SOH/AGL Deduction											
103,866											
ASSESSED VALUE											
231,621											
TOTAL EXEMPTION VALUE											
HX HB 50,000											
BASE TAXABLE VALUE											
181,621											
TOTAL JUST VALUE											
335,487											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
323,796											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632377	CO ISSUED	0	10/18/2016
B1632377	NEW CONSTR	270,450	05/01/2016

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2493/1096	6/19/2021	QC	U	I	11	100			
GRANTOR: BALLARD JULIAN & HALE									
GRANTEE: STUART HALEY									
2080/0945	10/21/2016	WD	Q	I	01	237,000			
GRANTOR: DREAM FINDERS HOMES L									
GRANTEE: BALLARD JULIAN & HA									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W19 FOP=[YR=2016] W15 S8 E15 N8\$ S8 W15 N8 W14 S40 FGR=[YR=2016] S21 E19 N4 FOP=[YR=2016] E8 N2 W1 N6 W7 S8\$ N17 W19\$ E19 S9 E7 S6 E11 S1 E11 N56\$.											