LOT 19
IN OR 2107/1179
PLUMMER CREEK PHASE TWO A

BRINKLEY BYRON & JINGER A
79449 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1602-0019-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

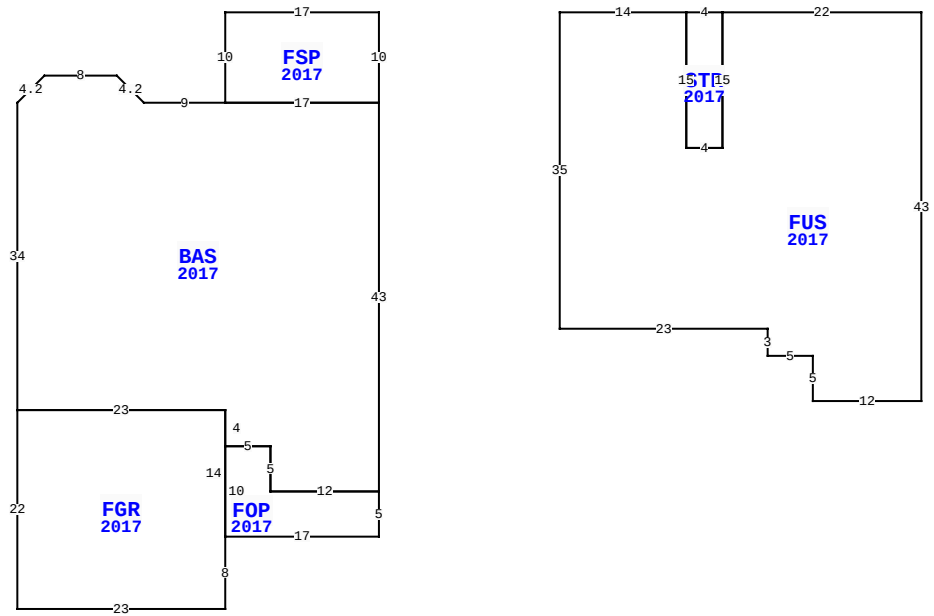
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,521	100	1,521	156,375
FGR	506	55	278	28,581
FOP	110	30	33	3,393
FSP	170	40	68	6,991
FUS	1,451	100	1,451	149,177
STR	60	10	6	617
TOTALS	3,818		3,357	345,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,357	111.5730	105.99	355,808	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 0 Heated Area: 2972 HX Base Yr



79449 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	345,134
TOTAL MARKET OB/XF VALUE	12,415
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	412,549
SOH/AGL Deduction	11,478
ASSESSED VALUE	401,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	401,071
TOTAL JUST VALUE	412,549
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	397,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002036	CO ISSUED	0	03/14/2017
B1633320	NEW CONSTR	364,518	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2107/1179	3/14/2017	WD	Q	I	01	307,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BRINKLEY BYRON & JI						
2072/0306	9/14/2016	WD	Q	V	05	87,400
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W17 S10 BAS=[YR=2017] W9 U3 L3 W8 D3 L3 S34 FGR=[YR=2017] S22 E23 N8 FOP=[YR=2017] E17 N5 W12 N5 W5 S10$ N14W23$ E23 S4 E5 S5 E12 N43 W17$ E17 N10$ PTR=E20 FUS=[YR=2017] E14 STR=[YR=2017] E4 S15 W4 N15$ S15 E4 N15 E22 S43 W12 N5 W5 N3 W23 N35$ 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	0810	CONCRETE A	0	0	0	0	780.00	SF	6.50	6.50	100	2017	2017	3	97	4,918	
2	0855	CONC PAVER	0	0	0	0	509.00	SF	10.00	10.00	100	2020	2020	3	99	5,039	
3	0476	VF 6 SBPL	0	0	0	0	80.00	LF	32.00	32.00	100	2020	2020	3	96	2,458	

LAND DESCRIPTION

TOTAL OB/XF 12,415

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/23/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS