LOT 21
PLUMMER CREEK PHASE TWO A
PBK 8/142

SEKHON HARMANJOT/TOOR DEEPINDER SINGH
79437 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2024

12-2N-26-1602-0021-0000

BUILDING CHARACTERISTICS

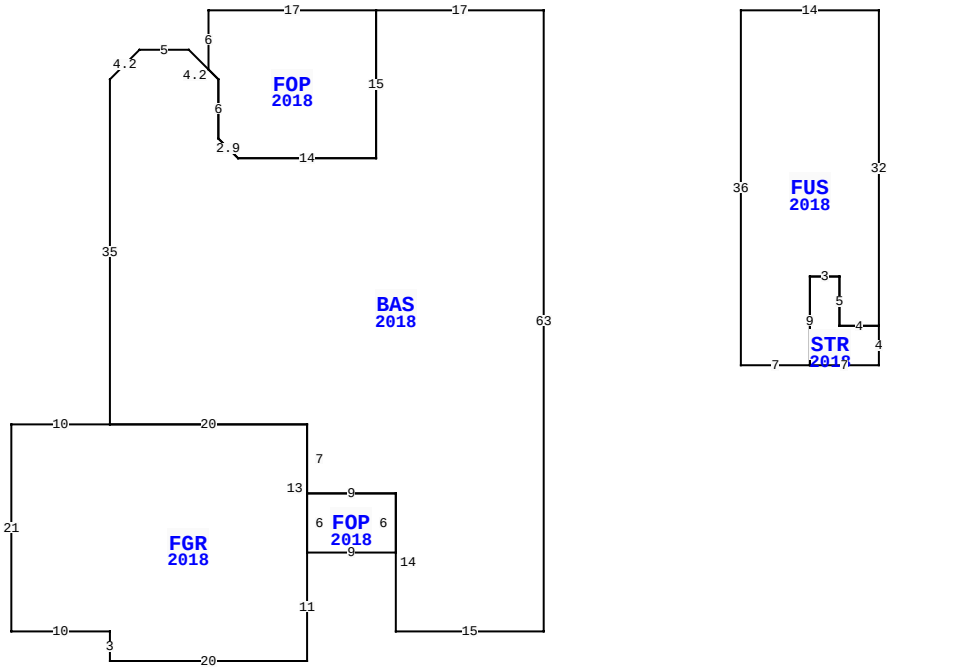
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	1,935	100	1,935	215,325
FGR	690	55	380	42,286
FOP	54	30	16	1,781
FOP	245	30	74	8,235
FUS	461	100	461	51,300
STR	43	10	4	445
TOTALS	3,428		2,870	319,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,870	119.5257	113.55	325,888	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2396 HX Base Yr 2021



79437 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		319,370
TOTAL MARKET OB/XF VALUE		10,815
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		385,185
SOH/AGL Deduction		66,453
ASSESSED VALUE		318,732
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		268,732
TOTAL JUST VALUE		385,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011635	CO ISSUED	0	11/26/2018
18002981	NEW CONSTR	325,301	08/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2413/1481	12/02/2020	WD	Q	I	02	334,500
GRANTOR: AUSTIN MELVIN JR & CO						
GRANTEE: SEKHON HARMANJOT &						
2305/1404	9/12/2019	QC	U	I	11	159,100
GRANTOR: AUSTIN MELVIN JEROME						
GRANTEE: AUSTIN MELVIN JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 FOP=[YR=2018] W17 S6 D1 R1 S6 D2 R2 E14 N15$ S15 W14 U2 L2 N6 U3 L3 W5 D3 L3 S35 FGR=[YR=2018] W10 S21 E10 S3 E20 N11 FOP=[YR=2018] E9 N6 W9 S6$ N13 W20$ E20 S7 E9 S14 E15 N63 $ PTR=E20 FUS=[YR=2018] E14 S32 STR=[YR=2018] S4 W7 N9 E3 S5 E4$ W4 N5 W3 S9 W7 N36$ 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	1,101.00	SF	4.00	4.00	100	2018	2018	3	97	4,272	
2	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	100	2018	2018	3	94	3,790	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	
4	0462	ST/AL FNC	0	100	71	4	284.00	SF	10.00	10.00	100	2018	2018	3	87	2,471	

LAND DESCRIPTION

TOTAL OB/XF 10,815

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