

JOHNSON KEVIN L & KARIN D
79440 PLUMMERS CREEK DR
YULEE, FL 32097

12-2N-26-1602-0022-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structure

Roof Cover

Interior Wall

Interior Floor

Interior Floor

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

10

08

03

05

11

14

03

04

02

2.

00

ABOVE AVG 100

IRREGULAR 100

COMP SHNGL 100

DRYWALL 100

CLAY TILE 70

CARPET 30

CENTRAL 100

AIR DUCTED 100

4 100

3 100

WOOD FRAME 100

2. 100

0 100

NONE 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

04

0100

5013.00

Quality Level 04

SINGLE FAMILY

MKT AREA

05

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FGR

FOP

FSP

FUS

STR

1,888

651

54

224

379

49

100

55

30

40

100

10

1,888

358

16

90

379

5

214,572

40,687

1,819

10,228

43,074

568

TOTALS

3,245

2,736

310,948

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

0810

CONCRETE A

0 100

0

0

910.00

SF

6.50

6.50

100

2018

2018

3

97

5,738

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R

D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDV

0100

01

2,736

122.0688

115.97

317,294

2018

2018

0

0

2.00

98.00

1 SINGLE FAM - 100% - 2019

Heated Area: 2267

HX Base Yr 2019

STR 2018

FUS 2018

FOP 2018

FGR 2018

FSP 2020

BAS 2018

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

310,948

5,738

55,000

371,686

96,844

274,842

50,000

224,842

371,686

0

357,701

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2218/1208

8/14/2018

WD Q

I

01

292,100

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:JOHNSON KEVIN L & K

2097/0668

1/25/2017

WD Q

V

05

215,000

GRANTOR:BWC LAND PLUMMER LLC

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 FSP=[YR=2020] W16 S14 E16 N14\$ S14 W16 S43 E10 FOP=[YR=2018] S6 E9 FGR=[YR=2018] S7 E21 N3 E10 N21 W10 S3 W21 S14\$ N6 W9\$ E9 N8 E21 N49\$ PTR=E20 STR=[YR=2018] E11 FUS=[YR=2018] E13 S20 W20 N17 E7 N3\$ S3 W7 S4 W4 N7\$ W20\$.