

LOT 44
PLUMMER CREEK PHASE TWO A
PBK 8/142

PULWERS GRETCHEN
79470 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1602-0044-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 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	4	100
Bathrooms	4	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	2,504	100	2,504	264,760
FGR	644	55	354	37,430
FOP	65	30	20	2,114
FSP	208	40	83	8,776
FUS	388	100	388	41,025
PTO	112	5	6	634
STR	27	10	3	317
TOTALS	3,948		3,358	355,058

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,135.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	202.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
4	0855	CONC PAVER	0	100	0	0	148.00	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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,358	115.3404	109.57	367,936	2016	2016	0	0	3.50	96.50
1 SINGLE FAM - 100% - 2017 Heated Area: 2892 HX Base Yr 2017											
79470 PLUMMERS CREEK DR, YULEE											

TOTAL OB/XF											
13,489											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			355,058
TOTAL MARKET OB/XF VALUE			13,489
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			423,547
SOH/AGL Deduction			145,310
ASSESSED VALUE			278,237
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			228,237
TOTAL JUST VALUE			423,547
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			407,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632413	C0 ISSUED	0	10/25/2016
B1632413	NEW CONSTR	363,274	05/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2557/0241	4/11/2022	WD U	I	11		100	
GRANTOR: HARRELL GRETCHEN							
GRANTEE: PULWERS GRETCHEN							
2236/0629	11/05/2018	QC U	I	11		306,300	
GRANTOR: HARRELL JEFFREY S & G							
GRANTEE: HARRELL GRETCHEN							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2016] W17 PTO=[YR=2016] N7 W16 S7 FSP=[YR=2020] S13 E16 N13 W16\$E16\$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E13 FOP=[YR=2016] S1 E9 N1 FGR=[YR=2016] E18 S2 E10 N22 W7 N2 W22 S22 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N14 E22 S2 E7 N47\$ PTR= E20 FUS=[YR=2016] E17 S23 W14 STR=[YR=2016] S3W8 N3 E5 N1 E3 S1\$ N1 W3 N22\$ W20\$.											