LOT 45
PLUMMER CREEK PHASE TWO A
PBK 8/142

**CRACE MATTHEW S & CHRISTINE**
79476 PLUMMERS CREEK DR
YULEE, FL 32097

**2024**

**12-2N-26-1602-0045-0000**

## BUILDING CHARACTERISTICS

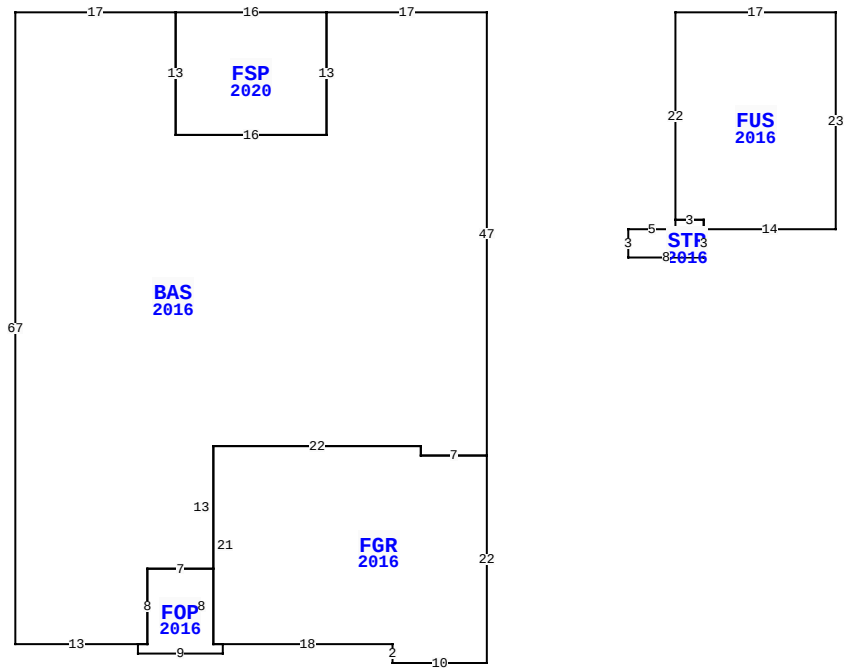
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 2,484 | 100 | 2,484 | 263,871 |
| FGR | 622 | 55 | 342 | 36,330 |
| FOP | 65 | 30 | 20 | 2,124 |
| FSP | 208 | 40 | 83 | 8,817 |
| FUS | 388 | 100 | 388 | 41,216 |
| STR | 27 | 10 | 3 | 319 |
| TOTALS | 3,794 | | 3,320 | 352,677 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,320 | 115.3404 | 109.57 | 363,772 | 2016 | 2016 | 0 | 0 | 0 | 3.05 | 96.95 |

1 SINGLE FAM – 0% - 0 Heated Area: 2872 HX Base Yr




79476 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 | 352,677 |
| TOTAL MARKET OB/XF VALUE | 9,928 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 417,605 |
| SOH/AGL Deduction | 10,524 |
| ASSESSED VALUE | 407,081 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 407,081 |
| TOTAL JUST VALUE | 417,605 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 401,754 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632247 | CO ISSUED | 0 | 09/30/2016 |
| B1632247 | NEW CONSTR | 357,662 | 05/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2444/0568 | 2/25/2021 | WD | Q | I | 01 | 382,000 |
| GRANTOR: BENOIT MICHAEL SCOTT | | | | | | |
| GRANTEE: CRACE MATTHEW S & C | | | | | | |
| 2329/1258 | 12/13/2019 | QC | U | I | 11 | 30,000 |
| GRANTOR: BENOIT MICHAEL S & AS | | | | | | |
| GRANTEE: BENOIT MICHAEL SCOT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W17 FSP=[YR=2020] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E13 FOP=[YR=2016] S1 E9 N1 FGR=[YR=2016] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$ PTR=E20 FUS=[YR=2016] E17 S23 W14 STR=[YR=2016] S3 W8 N3 E5 N1 E3 S1$ N1 W3 N22$ 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 1,128.00 | SF | 5.20 | 5.20 | 100 | 2016 | 2016 | 3 | 96 | 5,631 | |
| 2 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 434.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 99 | 4,297 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,928

| 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 06/24/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS