

LOT 46
IN OR 2108/1155
PT OR 2077/1945

MCCRACKEN RONALD TODD
79482 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1602-0046-0000



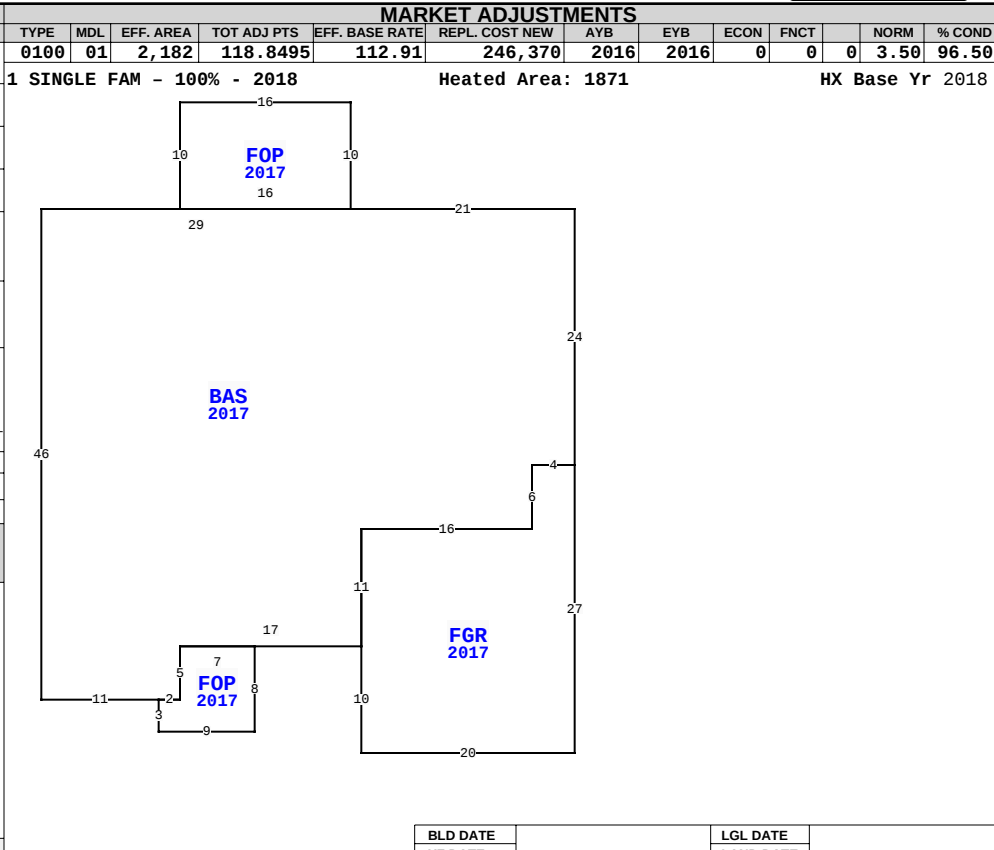
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,871	100	1,871	203,861
FGR	444	55	244	26,586
FOP	62	30	19	2,070
FOP	160	30	48	5,230
TOTALS	2,537		2,182	237,747

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
1	0810	CONCRETE A	0	100	0	718.00	SF	6.50	6.50	100	2017	2017	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00



79482 PLUMMERS CREEK DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					237,747				
TOTAL MARKET OB/XF VALUE					4,527				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					297,274				
SOH/AGL Deduction					107,549				
ASSESSED VALUE					189,725				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					139,725				
TOTAL JUST VALUE					297,274				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					286,547				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002089	CO ISSUED	0	03/15/2017
B1633470	NEW CONSTR	233,751	11/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2108/1155	3/21/2017	WD	Q	I	01	218,600	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:MCCRACKEN RONALD TO							
2077/1945	10/13/2016	WD	Q	V	05	270,400	
GRANTOR:BWC LAND PLUMMER LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W21 FOP=[YR=2017] N10 W16 S10 E16\$ W29 S46 E11 FOP=[YR=2017] S3 E9 N8 W7 S5 W2\$ E2 N5 E17 FGR=[YR=2017] S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$.									