

LOT 51
IN OR 2076/1079
PLUMMER CREEK PHASE TWO A

BIRD SCOTT & NICOLE M
86034 BLACKTERN DR
YULEE, FL 32097

2024

12-2N-26-1602-0051-0000



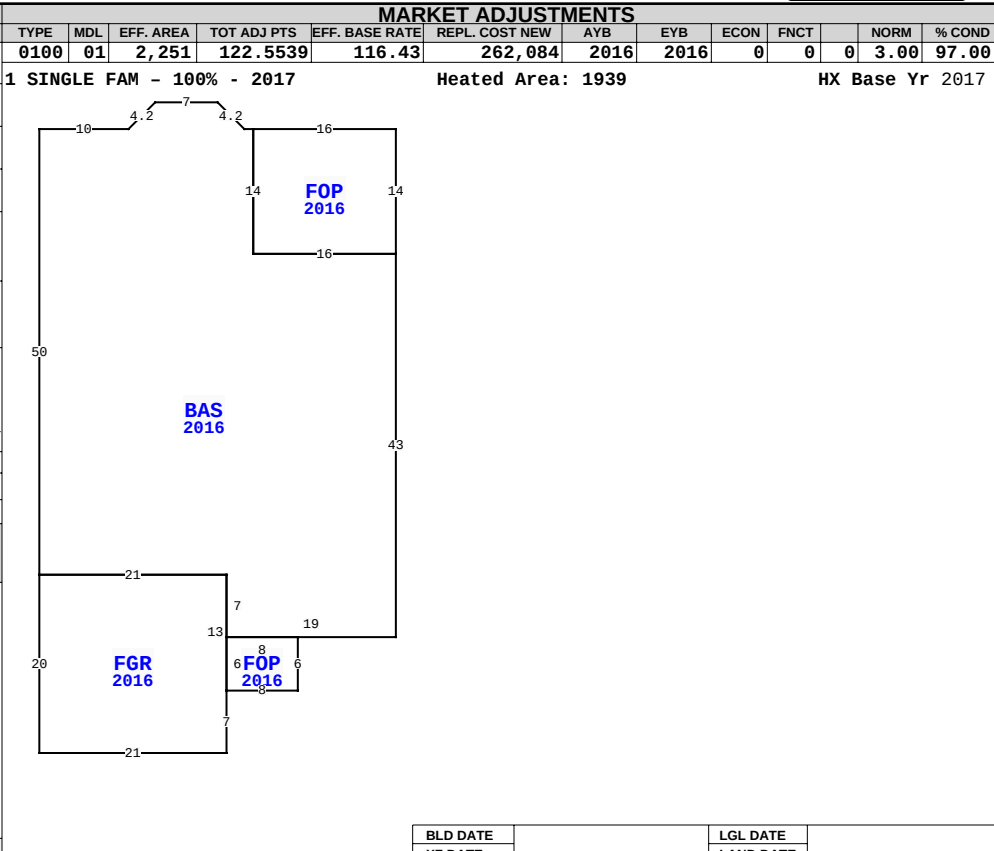
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	1,939	100	1,939	218,985
FGR	420	55	231	26,088
FOP	48	30	14	1,581
FOP	224	30	67	7,567
TOTALS	2,631		2,251	254,221

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	888.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00



TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		254, 221	
TOTAL MARKET OB/XF VALUE		4, 433	
TOTAL LAND VALUE - MARKET		55, 000	
TOTAL MARKET VALUE		313, 654	
SOH/AGL Deduction		128, 001	
ASSESSED VALUE		185, 653	
TOTAL EXEMPTION VALUE		HX HB	50, 000
BASE TAXABLE VALUE		135, 653	
TOTAL JUST VALUE		313, 654	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		302, 216	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632378	CO ISSUED	0	09/29/2016
B1632378	NEW CONSTR	243,915	05/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2076/1079	9/30/2016	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: BIRD SCOTT & NICOLE					
2048/0257	5/19/2016	WD	Q	V	05
GRANTOR: BWC LAND PLUMMER LLC					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2016] W16 BAS=[YR=2016] W1 U3 L3 W7 D3 L3 W10 S50									
FGR=[YR=2016] S20 E21 N7 FOP=[YR=2016] E8 N6 W8 S6\$ N13 W21\$									
E21 S7 E19 N43 W16 N14\$ S14 E16 N14\$.									