

LOT 60
IN OR 2117/1675
PLUMMER CREEK PHASE TWO A

BERRY CHARLES L & MARGARET M
79502 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1602-0060-0000



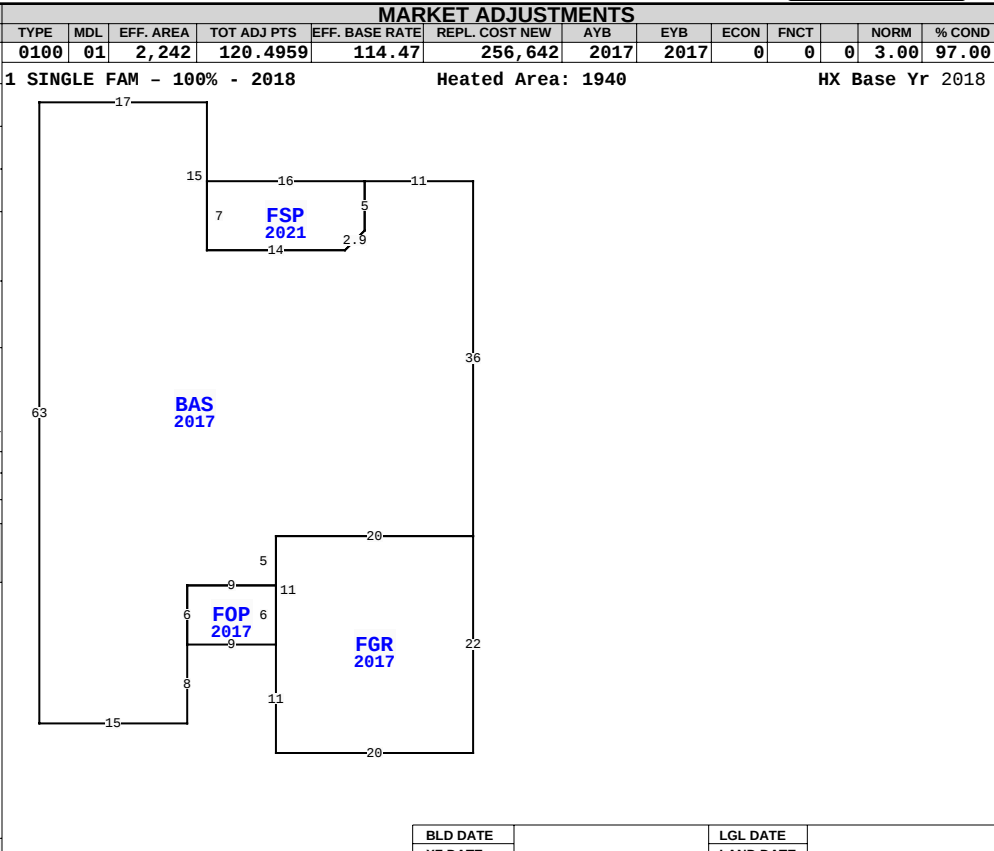
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,940	100	1,940	215,410
FGR	440	55	242	26,871
FOP	54	30	16	1,777
FSP	110	40	44	4,886
TOTALS	2,544		2,242	248,943

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	762.00	SF	6.50	6.50	100	2017

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



TOTAL OB/XF											
4,804											

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4,804											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
VALUATION BY											
STANDARD											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
248,943											
TOTAL MARKET OB/XF VALUE											
4,804											
TOTAL LAND VALUE - MARKET											
55,000											
TOTAL MARKET VALUE											
308,747											
SOH/AGL Deduction											
132,529											
ASSESSED VALUE											
176,218											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
126,218											
TOTAL JUST VALUE											
308,747											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
297,527											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003313	CO ISSUED	0	04/17/2017
B1633542	NEW CONSTR	238,630	12/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2117/1675	4/27/2017	WD	Q	I	02	214,500	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: BERRY CHARLES L & M							
2091/1513	12/27/2016	WD	Q	V	05	355,600	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W11 FSP=[YR=2021] W16 S7 E14 U2 R2 N5\$ S5 D2 L2 W14 N15 W17 S63 E15 N8 FOP=[YR=2017] E9 FGR=[YR=2017] S11 E20 N22 W20 S11\$ N6 W9 S6\$ N6 E9 N5 E20 N36\$.											