

LOT 61
IN OR 2100/723
PLUMMER CREEK PHASE TWO A

FITZHUGH PEMBROKE T IV & KIMBERLY M
79508 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1602-0061-0000



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	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

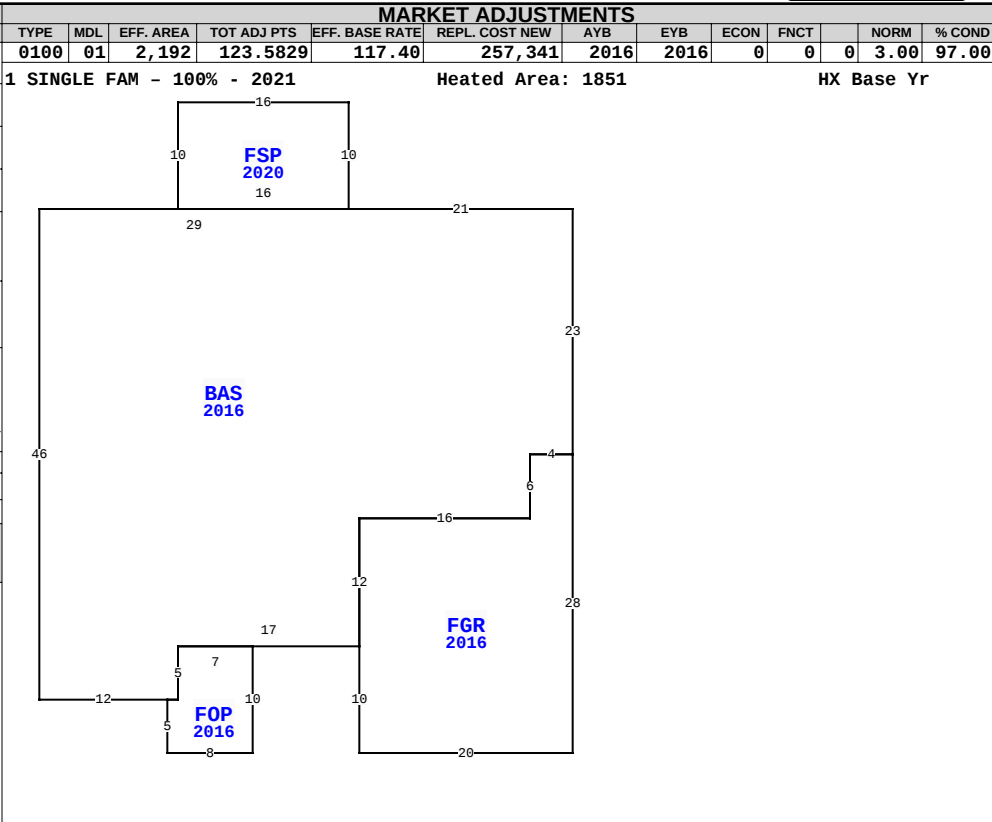
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,851	100	1,851	210,788
FGR	464	55	255	29,039
FOP	75	30	22	2,506
FSP	160	40	64	7,289

TOTALS	2,550		2,192	249,621
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,062.00	SF	4.00	4.00	
2	0462	ST/AL FNC	0	100	0	0	468.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	100	0	0	202.00	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	



79508 PLUMMERS CREEK DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
10,430											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										249,621	
TOTAL MARKET OB/XF VALUE										10,430	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										315,051	
SOH/AGL Deduction										2,004	
ASSESSED VALUE										313,047	
TOTAL EXEMPTION VALUE										13	313,047
BASE TAXABLE VALUE										0	
TOTAL JUST VALUE										315,051	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										303,929	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632414	CO ISSUED	0	01/12/2017
B1632414	NEW CONSTR	234,643	05/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2100/0723	1/26/2017	WD	Q	I	01	229,900	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:FITZHUGH PEMBROKE T							
2069/1422	8/31/2016	WD	Q	V	05	210,400	
GRANTOR:BWC LAND PLUMMER LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W21 FSP=[YR=2020] N10 W16 S10 E16\$ W29 S46 E12 FOP=[YR=2016] S5 E8 N10 W7 S5 W1\$ E1 N5 E17 FGR=[YR=2016] S10 E20 N28 W4 S6 W16 S12\$ N12 E16 N6 E4 N23\$.											