LOT 63
IN OR 2086/1921
PLUMMER CREEK PHASE TWO A

PARKS MARK S & CHRISTINE M
79520 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1602-0063-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

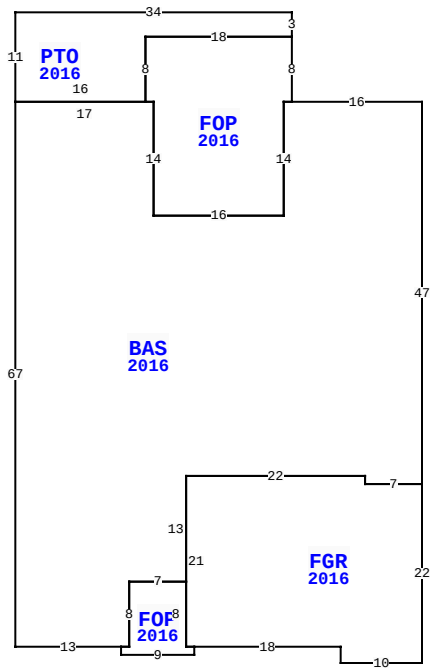
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,468	100	2,468	266,664
FGR	622	55	342	36,952
FOP	65	30	20	2,161
FOP	368	30	110	11,885
PTO	230	5	12	1,297
TOTALS	3,753		2,952	318,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,952	117.2556	111.39	328,823	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2468 HX Base Yr 2017



79520 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		318,958
TOTAL MARKET OB/XF VALUE		9,317
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		383,275
SOH/AGL Deduction		128,084
ASSESSED VALUE		255,191
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		205,191
TOTAL JUST VALUE		383,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632281	CO ISSUED	0	09/26/2016
B1632281	NEW CONSTR	316,676	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2086/1921	9/26/2016	WD	U	I	11	100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PARKS MARK S & CHRI						
2076/0315	9/26/2016	WD	Q	I	01	283,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PARKS MARK S & CHRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W16 FOP=[YR=2016] N8 PTO=[YR=2016] N3 W34 S11 E16 N8 E18$ W18 S8 E1 S14 E16 N14 E1$ W1 S14 W16 N14 W17 S67 E13 FOP=[YR=2016] S1 E9N1 FGR=[YR=2016] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$.

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	100	0	0	1,199.00	SF	5.20	5.20	100	2016	2016	3	96	5,985	
2	0855	CONC PAVER	0	100	0	0	51.00	SF	10.00	10.00	100	2020	2020	3	99	505	
3	0462	ST/AL FNC	0	100	0	0	304.00	SF	10.00	10.00	100	2020	2020	3	93	2,827	

LAND DESCRIPTION

TOTAL OB/XF 9,317

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/25/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS