LOT 67
IN OR 2112/1891
PT OR 2077/1945

FEDER DEVIN KYLE/HAGADORN MELISSA LEIGH
79544 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1602-0067-0000

BUILDING CHARACTERISTICS

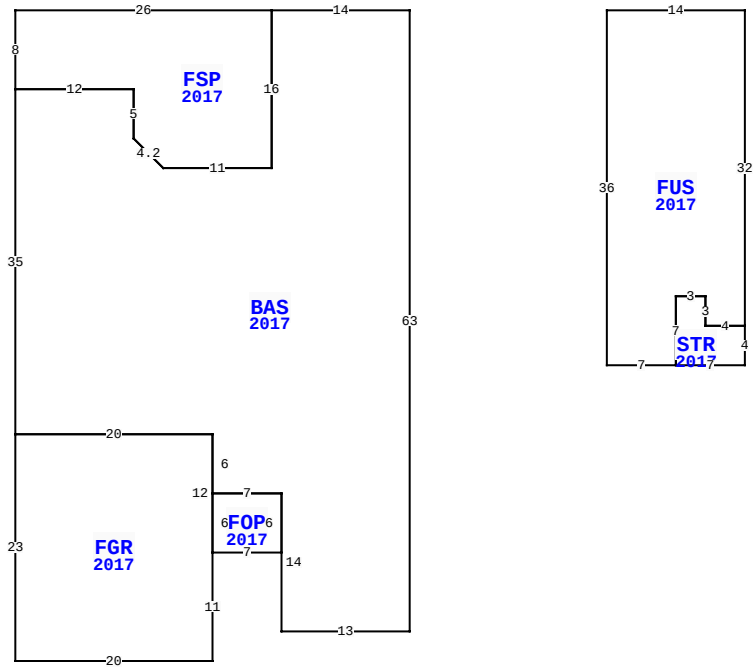
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,707	100	1,707	188,867
FGR	460	55	253	27,992
FOP	42	30	13	1,438
FSP	316	40	126	13,941
FUS	467	100	467	51,670
STR	37	10	4	443
TOTALS	3,029		2,570	284,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,570	119.4480	113.48	291,644	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 2174 HX Base Yr



79544 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	284,353
TOTAL MARKET OB/XF VALUE	10,374
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	349,727
SOH/AGL Deduction	9,109
ASSESSED VALUE	340,618
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,618
TOTAL JUST VALUE	349,727
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	337,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001074	CO ISSUED	0	02/13/2017
B1633253	NEW CONSTR	264,073	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2112/1891	3/30/2017	WD	Q	I	01	246,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FEDER DEVIN KYLE &						
2077/1945	10/13/2016	WD	Q	V	05	270,400
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 FSP=[YR=2017] W26 S8 E12 S5 D3 R3 E11 N16$ S16 W11 U3 L3 N5 W12 S35 FGR=[YR=2017] S23 E20 N11 FOP=[YR=2017] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63$ PTR=E20 FUS=[YR=2017] E14 S32 STR=[YR=2017] S4 W7 N7 E3 S3 E4$W4 N3 W3 S7 W7 N36$ W20$.

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	0810	CONCRETE A	0	0	0	0	814.00	SF	6.50	6.50	100	2017	2017	3	97	5,132	
2	0462	ST/AL FNC	0	0	0	0	624.00	SF	10.00	10.00	100	2017	2017	3	84	5,242	

LAND DESCRIPTION

TOTAL OB/XF 10,374

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

REVIEW DATE 08/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS