LOT 68
IN OR 2113/698
PLUMMER CREEK PHASE TWO A

THOMPSON MATTHEW S & LEAH
79550 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1602-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

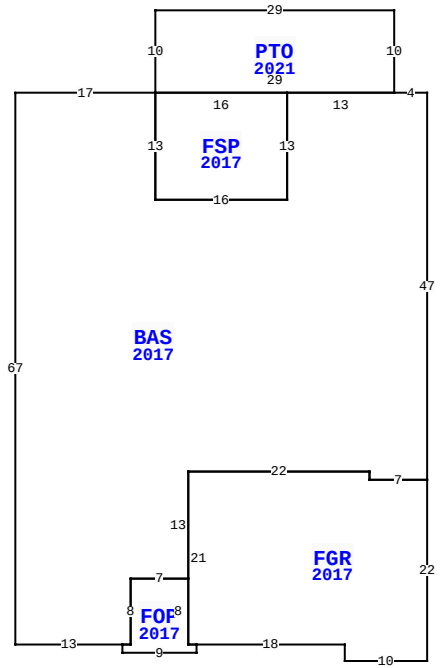
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,484	100	2,484	264,191
FGR	622	55	342	36,374
FOP	65	30	20	2,127
FSP	208	40	83	8,828
PTO	290	5	14	1,489
TOTALS	3,669		2,943	313,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,943	114.8868	109.14	321,199	2017	2017	0	0	0	2.55	97.45

1 SINGLE FAM – 100% - 2018 Heated Area: 2484 HX Base Yr 2018



79550 PLUMMERS CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,008
TOTAL MARKET OB/XF VALUE		16,070
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		384,078
SOH/AGL Deduction		106,344
ASSESSED VALUE		277,734
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		227,734
TOTAL JUST VALUE		384,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012639	ADDITION	7,325	09/21/2021
17001077	CO ISSUED	0	02/13/2017
17001077	NEW CONSTR	0	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2113/0698	3/28/2017	WD	Q	I	01	279,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: THOMPSON MATTHEW ST						
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] W4 PTO=[YR=2021] N10 W29 S10 FSP=[YR=2017] S13 E16 N13 W16$ E29$ W13 S13 W16 N13 W17 S67 E13 FOP=[YR=2017] S1 E9 N1 FGR=[YR=2017] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7S8 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	1,131.00	SF	5.20	5.20	100	2017	2017	3	97	5,705	
2	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2017	2017	3	84	5,645	
3	0911	SCRN RM A	0	100	0	0	290.00	SF	17.50	17.50	100	2021	2021	3	93	4,720	

LAND DESCRIPTION

TOTAL OB/XF 16,070

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 03/03/2022 BY HS Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS