LOT 71
PLUMMER CREEK PHASE TWO A
PBK 8/142

ELY JACOB M & AMANDA J
76270 DEERWOOD DRIVE
YULEE, FL 32097

2024

12-2N-26-1602-0071-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

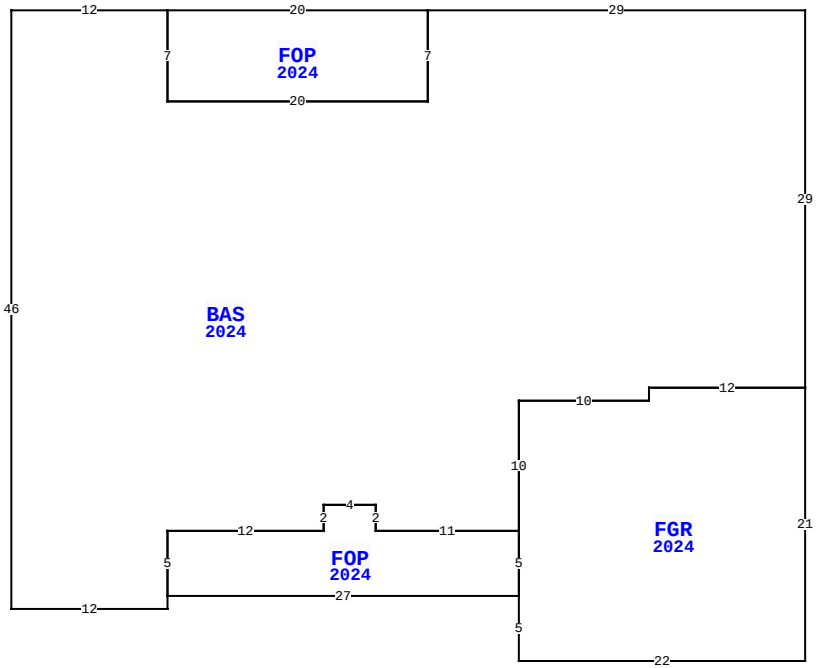
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,132	100	2,132	269,783
FGR	452	55	249	31,508
FOP	140	30	42	5,315
FOP	143	30	43	5,441
TOTALS	2,867		2,466	312,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,466	101.2320	126.54	312,048	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 2132 HX Base Yr



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

75297 SEMPER FI DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	312,048
TOTAL MARKET OB/XF VALUE	2,568
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	369,616
SOH/AGL Deduction	0
ASSESSED VALUE	369,616
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	369,616
TOTAL JUST VALUE	369,616
NCON VALUE	314,616
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PRCL:0:5: ADDRESS OF 75297 SEMPER FI DR (PR HG @ G

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220005638	CO	341,421	12/05/2023
B230023	NEW CONSTR	341,421	01/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2574/0491	6/16/2022	SW	Q	V	01	75,000

GRANTOR: CLASS INVESTMENTS COM
GRANTEE: ELY JACOB M & AMAND

2553/0856	3/31/2022	SW	Q	V	01	55,000

GRANTOR: BWC LAND PLUMMER LLC
GRANTEE: CLASS INVESTMENTS C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=28,14] S7 E20 N7 E29 S29 W12 S1 W10 S10 W11 N2 W4 S2 W12 S5 S1 W12 N46 E12 $
FOP=[YR=2024;ORIG=55,59] N5 W11 N2 W4 S2 W12 S5 E27 $
FGR=[YR=2024;ORIG=55,64] N5 N5 N10 E10 N1 E12 S21 W22 $
FOP=[YR=2024;ORIG=28,21] E20 N7 W20 S7 $
.

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	395.00	SF	6.50	6.50	100	2024	2023		100	2,568	

LAND DESCRIPTION

TOTAL OB/XF 2,568

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 11/21/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS