

LOT 37
IN OR 2185/1477
PLUMMER CREEK PHASE TWO B

DUGGANS MARCUS ERIC & KELSIE
78705 GOLDFINCH LANE
YULEE, FL 32097

2024

12-2N-26-1603-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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		2 100
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	5014.00	

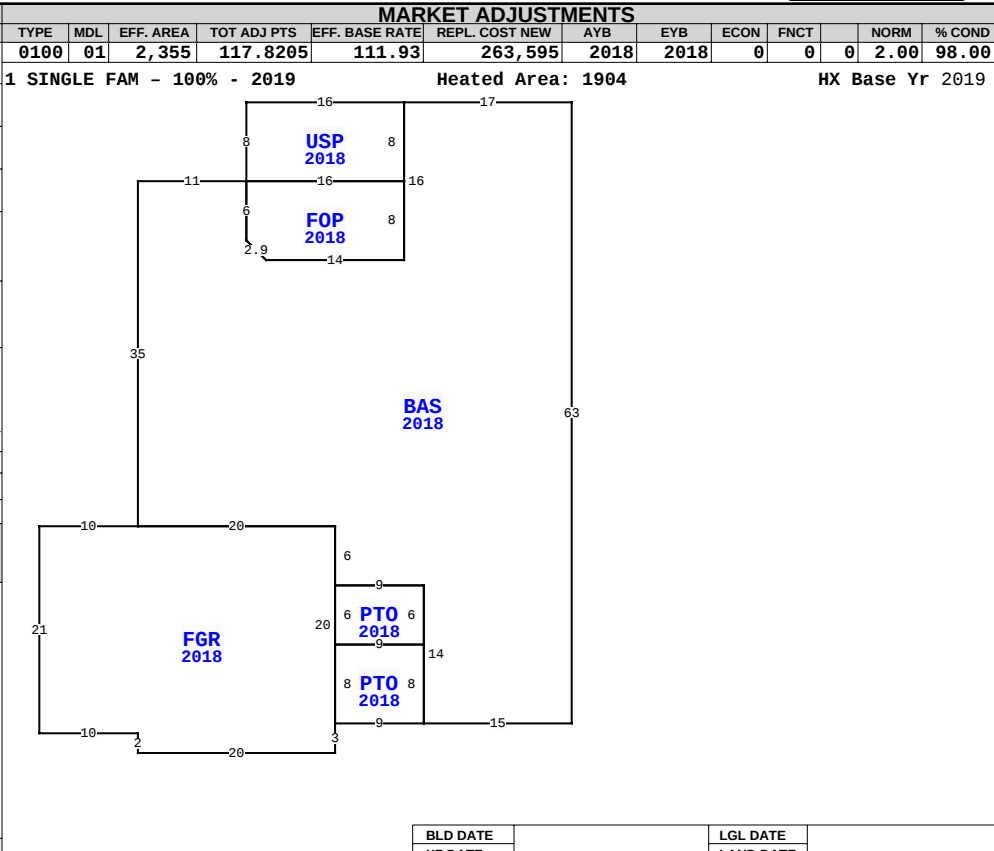
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	1,904	208,853
FGR	670	55	368	40,366
FOP	126	30	38	4,168
PTO	54	5	3	329
PTO	72	5	4	439
USP	128	30	38	4,168

TOTALS	2,954		2,355	258,323
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	1,161.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

REVIEW DATE 01/31/2024 BY KBA



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

TOTAL OB/XF									
5,856									

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					258,323				
TOTAL MARKET OB/XF VALUE					5,856				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					319,179				
SOH/AGL Deduction					83,568				
ASSESSED VALUE					235,611				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					185,611				
TOTAL JUST VALUE					319,179				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					307,567				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006200	CO ISSUED	0	03/13/2018
17006200	NEW CONSTR	256,230	10/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2185/1477	3/23/2018	WD	Q	I	01	247,300	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: DUGGANS MARCUS ERIC							
2134/1867	7/20/2017	WD	Q	V	05	292,000	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W17 USP=[YR=2018] W16 S8 FOP=[YR=2018] S6 D2 R2 E14 N8 W16\$ E16 N8\$ S16 W14 U2 L2 N6 W11 S35 FGR=[YR=2018] W10 S21 E10 S2 E20 N3 PTO=[YR=2018] E9 N8 PTO=[YR=2018] N6 W9 S6 E9\$ W9 S8\$ N20 W20\$ E20 S6 E9 S14 E15 N63\$.									