

LOT 2
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

LEONARD KYLE M & BRITTIANY MARI
79425 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2024

12-2N-26-1604-0002-0000



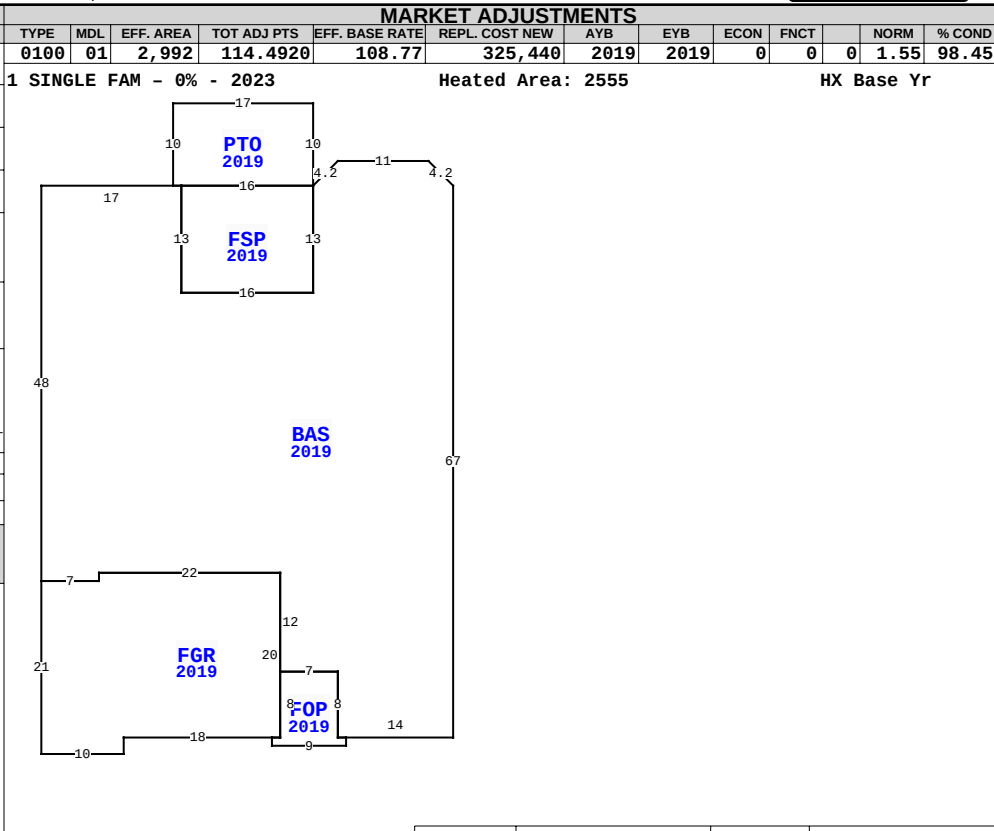
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	5015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,555	100	2,555	273,599
FGR	593	55	326	34,909
FOP	65	30	20	2,141
FSP	208	40	83	8,888
PTO	170	5	8	857
TOTALS	3,591		2,992	320,396

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	0	0	932.00	SF	6.50	6.50	
3	0476	VF 6 SBPL	0	0	0	0	228.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	



79425 PLUMMERS CREEK DR, YULEE											
BLD DATE			LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								

TOTAL OB/XF											
16,333											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										320,396	
TOTAL MARKET OB/XF VALUE										16,333	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										391,729	
SOH/AGL Deduction										0	
ASSESSED VALUE										391,729	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										391,729	
TOTAL JUST VALUE										391,729	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										377,383	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005330	CO ISSUED	0	10/31/2019
19005330	NEW CONSTR	347,232	05/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2565/1869	5/20/2022	WD	Q	I	01	520,000	
GRANTOR: BOSWELL SCOTT M & TON							
GRANTEE: LEONARD KYLE MATTHE							
2321/0268	11/19/2019	WD	Q	I	02	373,500	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: BOSWELL SCOTT M & T							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2019] U3 L3 W11 D3 L3 PTO=[YR=2019] N10 W17 S10 E1											
FSP=[YR=2019] S13 E16 N13 W16\$ E16\$ S13 W16 N13 W17 S48											
FGR=[YR=2019] S21 E10 N2 E18 FOP=[YR=2019] S1 E9 N1 W1 N8 W7											
S8 W1\$ E1 N20 W22 S1 W7\$ E7 N1 E22 S12 E7 S8 E14 N67\$.											