

LOT 3
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

ARMSTRONG JOHN F IV & HEATHER N
79419 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1604-0003-0000



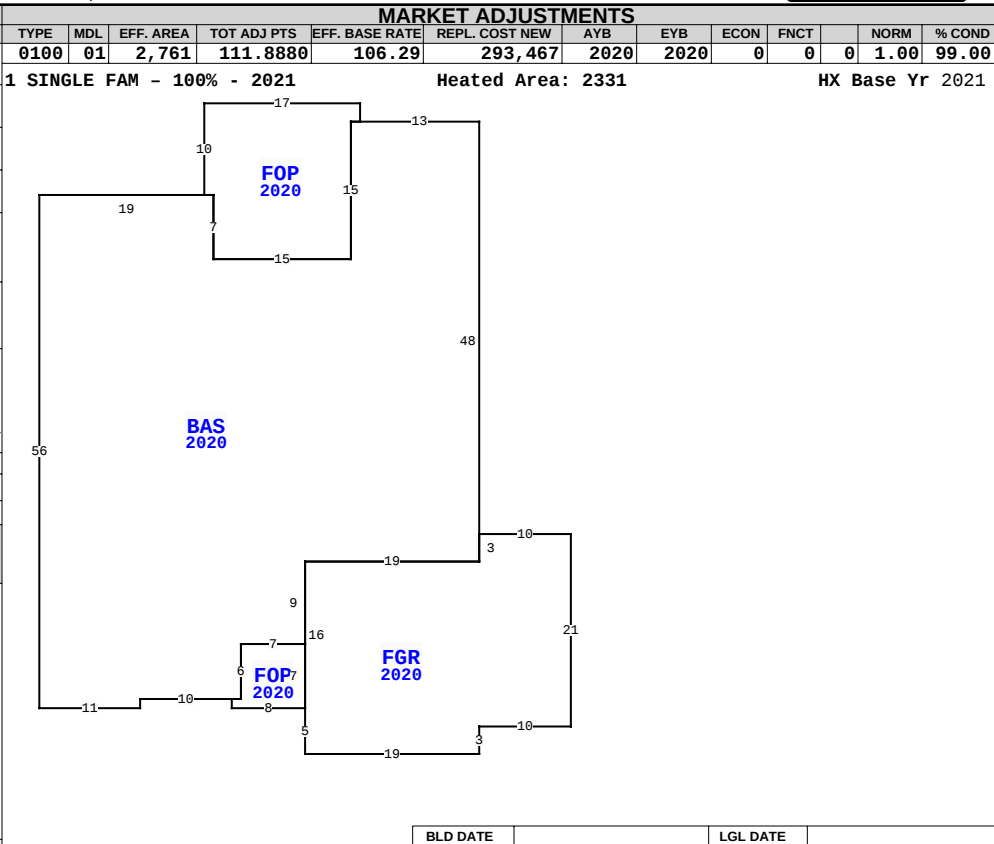
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	5015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,331	100	2,331	245,284
FGR	609	55	335	35,251
FOP	50	30	15	1,578
FOP	267	30	80	8,418
TOTALS	3,257		2,761	290,532

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,047.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	156.00	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	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



79419 PLUMMERS CREEK DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										290,532	
TOTAL MARKET OB/XF VALUE										10,182	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										355,714	
SOH/AGL Deduction										90,406	
ASSESSED VALUE										265,308	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										215,308	
TOTAL JUST VALUE										355,714	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										342,694	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002142	CO ISSUED	0	06/10/2020
20002142	NEW CONSTR	321,988	03/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2372/0739	6/29/2020	WD	Q	I	02	324,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ARMSTRONG JOHN F IV						
2333/1046	1/21/2020	WD	Q	V	05	448,800
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2020] W13 FOP=[YR=2020] N2 W17 S10 E1 S7 E15 N15 E1\$ W1 S15 W15 N7 W19 S56 E11 N1 E10 FOP=[YR=2020] S1 E8 FGR=[YR=2020] S5 E19 N3 E10 N21 W10 S3 W19 S16\$ N7 W7 S6 W1\$ E1 N6 E7 N9 E19 N48\$.											