LOT 4
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

COOPER MARK C & RINA B
79413 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1604-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

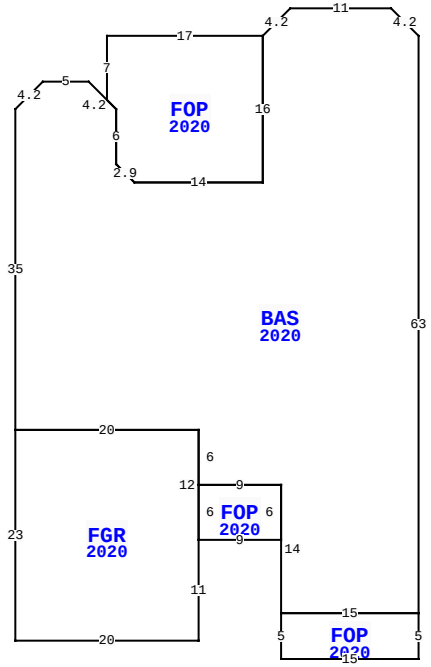
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,970	100	1,970	205,913
FGR	460	55	253	26,445
FOP	54	30	16	1,672
FOP	75	30	22	2,300
FOP	262	30	79	8,258
TOTALS	2,821		2,340	244,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,340	111.1320	105.58	247,057	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1970 HX Base Yr 2021



79413 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		244,586
TOTAL MARKET OB/XF VALUE		5,245
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		304,831
SOH/AGL Deduction		53,514
ASSESSED VALUE		251,317
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		201,317
TOTAL JUST VALUE		304,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012284	CO ISSUED	0	04/23/2020
19012284	NEW CONSTR	272,424	12/02/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2362/0410	5/15/2020	WD	Q	I	02	322,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: COOPER MARK C & RIN						
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] U3 L3 W11 D3 L3 FOP=[YR=2020] W17 S7 D1 R1 S6 D2 R2 E14 N16$ S16 W14 U2 L2 N6 U3 L3 W5 D3 L3 S35 FGR=[YR=2020] S23 E20 N11 FOP=[YR=2020] E9 N6 W9 S6$ N12 W20$E20 S6 E9 S14 FOP=[YR=2020] S5 E15 N5 W15$ E15 N63$.

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	100	0	0	815.00	SF	6.50	6.50	100	2020	2020	3	99	5,245	

LAND DESCRIPTION

TOTAL OB/XF 5,245

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 11/03/2020 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS