

HOLLAND LEONARDO D
79389 PLUMMERS CREEK DR
YULEE, FL 32097

12-2N-26-1604-0008-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 100

RooF Structur03GABLE/HIP 100

RooF Cover05COMP SHNGL 100

Interior Wall09DRYWALL 100

Interior Floo08SHT VINYL 70

Interior Floo14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms23100

Bathrooms22100

Frame02WOOD FRAME 100

Stories Units1.1. 100
0 100

Occupancy00NONE 100

TOTALS

3,1802,705274,382

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER01000082.00SF10.0010.0010020202020399812

20810CONCRETE A010000968.00SF6.506.50100202020203996,229

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNITYPETDPH FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE11/03/2020BYKBTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYBECONFNCTNORM % COND

0100012,705107.8560102.46277,15420202020001.0099.00

SINGLE FAM - 100% - 2022Heated Area: 2196HX Base Yr

FSP2020BAS2020FGR2020FOP2020

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE274,382

TOTAL MARKET OB/XF VALUE7,041

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE336,423

SOH/AGL Deduction2,673

ASSESSED VALUE333,750

TOTAL EXEMPTION VALUE13333,750

BASE TAXABLE VALUE0

TOTAL JUST VALUE336,423

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE324,029

SALES DATA

OFF RECORD NumberDATE TYPE INSTQUANTITYVALUERSN CD SALE PRICE

2370/03966/16/2020WDQI01337,300

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:HOLLAND LEONARDO D

2333/10461/21/2020WDAQV05448,800

GRANTOR:BWC LAND PLUMMER LLC

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W19 FSP=[YR=2020] W16 S8 E16 N8\$ S8 W16 N8 W13 S40 FGR=[YR=2020] W12 S26 E31 N10 FOP=[YR=2020] E8 N1 W1 N6 W7 S7 \$ N16 W19\$ E19 S9 E7 S6 E11 S1 E11 N56\$.