

LOT 11
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

GUY RASHAAD & AMBER
79371 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2024

12-2N-26-1604-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	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	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

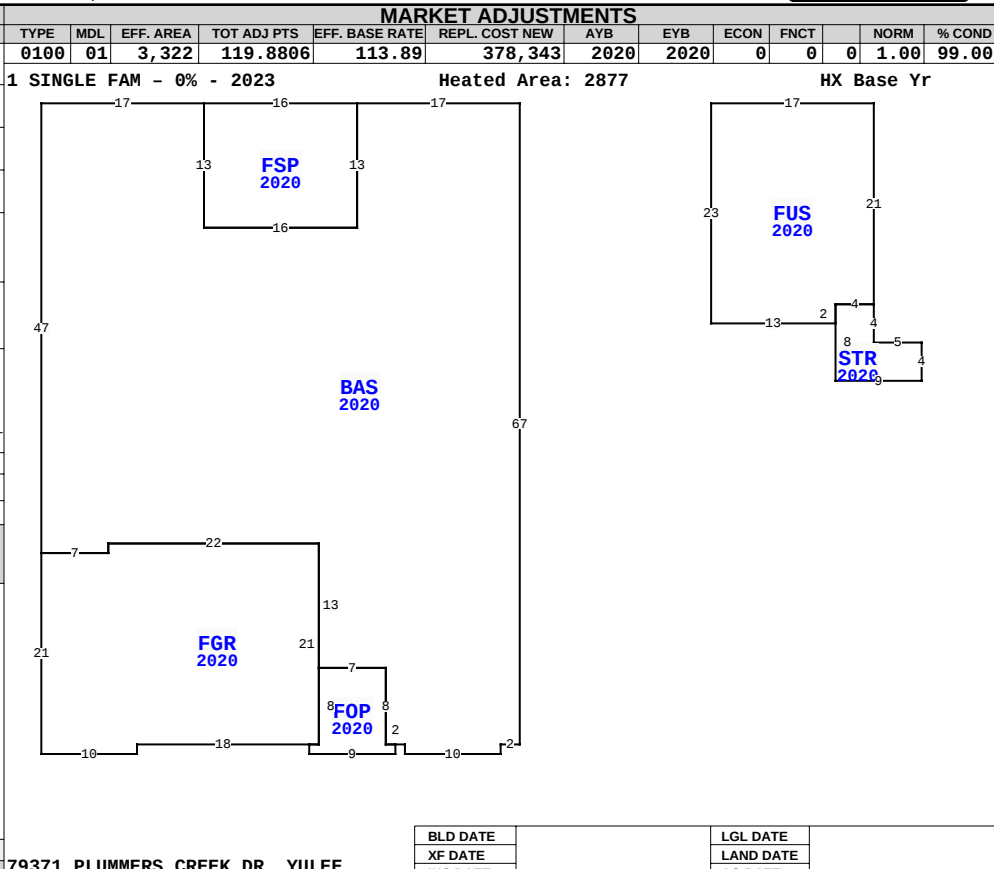
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,494	100	2,494	281,202
FGR	612	55	337	37,997
FOP	65	30	20	2,255
FSP	208	40	83	9,358
FUS	383	100	383	43,184
STR	52	10	5	563

TOTALS	3,814		3,322	374,560
EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0811	CONCRETE B	0	0
2	0476	VF 6 SBPL	0	0
3	0855	CONC PAVER	1	0

L N	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	0811	CONCRETE B	0	0	1,052.00	SF	5.20	5.20	100	2020	2020	3	99	5,416	
2	0476	VF 6 SBPL	0	0	84.00	LF	32.00	32.00	100	2020	2020	3	96	2,580	
3	0855	CONC PAVER	1	0	225.00	SF	10.00	10.00	100	2023	2022		100	2,250	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000100	C	SFR	0	
RETURN DATE: 01/02/2020 BY: JPM					



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

79371 PLUMMERS CREEK DR, YULEE			
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 4	
BUILDING MARKET VALUE										374,560	
TOTAL MARKET OB/XF VALUE										10,246	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										439,806	
SOH/AGL Deduction										0	
ASSESSED VALUE										439,806	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										439,806	
TOTAL JUST VALUE										439,806	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										422,910	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011511	CO ISSUED	0	03/10/2020
19011511	NEW CONSTR	387,788	11/04/2019

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2728/450	7/01/2024	WD	Q	I	01	555,000			
GRANTOR: RILEY NICOLAS & NANCY									
GRANTEE: GUY RASHAAD & AMBER									
2567/1671	5/27/2022	WD	Q	I	01	510,000			
GRANTOR: BENNETT ZAMONE & JENN									
GRANTEE: RILEY NICOLAS & NAN									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W17 FSP=[YR=2020] W16 S13 E16 N13\$ S13 W16 N13 W17 S47 FGR=[YR=2020] S21 E10 N1 E18 FOP=[YR=2020] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N21 W22 S1 W7\$ E7 N1E22 S13 E7 S8 E2 S1 E10 N1 E2 N67\$ PTR=E20 FUS=[YR=2020] E17 S21 STR=[YR=2020] S4 E5 S4 W9 N8 E4\$ W4 S2 W13 N23\$ W20\$.									