LOT 17
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

SALZER GROVER WECHSLER III & WANDA EMMA
79317 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2024

12-2N-26-1604-0017-0000

BUILDING CHARACTERISTICS

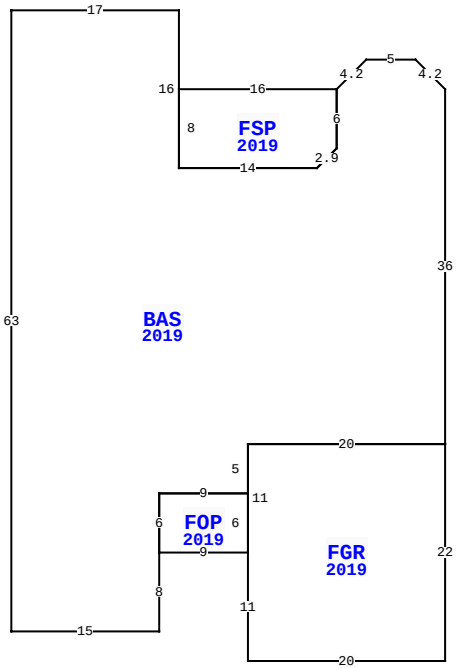
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,948	100	1,948	218,528
FGR	440	55	242	27,148
FOP	54	30	16	1,795
FSP	126	40	50	5,610
TOTALS	2,568		2,256	253,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,256	120.4959	114.47	258,244	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1948 HX Base Yr 2021



79317 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,079
TOTAL MARKET OB/XF VALUE		4,548
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		312,627
SOH/AGL Deduction		53,471
ASSESSED VALUE		259,156
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		209,156
TOTAL JUST VALUE		312,627
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009125	CO ISSUED	0	12/09/2019
19006850	NEW CONSTR	262,586	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2327/0324	12/18/2019	WD	Q	I	02	281,857
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SALZER GROVER WECHS						
2300/0291	8/23/2019	WD	U	V	30	280,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W5 D3 L3 FSP=[YR=2019] W16 S8E14 U2 R2 N6$ S6 D2 L2 W14 N16 W17 S63 E15 N8 FOP=[YR=2019] E9 FGR=[YR=2019] S11 E20 N22 W20 S11$ N6 W9 S6$ N6 E9 N5 E20 N36$.

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	714.00	SF	6.50	6.50	100	2019	2019	3	98	4,548	

LAND DESCRIPTION

TOTAL OB/XF 4,548

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 04/14/2023 BY DJ Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS