LOT 21
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

LAUBER RICHARC CHARLES III & ASHLEIGH MELTZER
79251 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2024

12-2N-26-1604-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

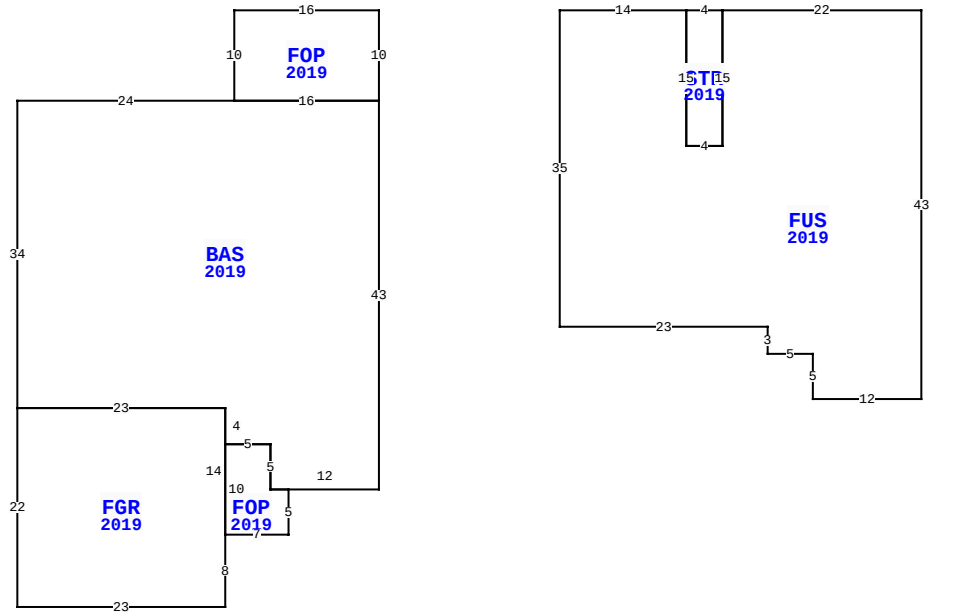
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	157,242
FGR	506	55	278	29,377
FOP	60	30	18	1,902
FOP	160	30	48	5,072
FUS	1,451	100	1,451	153,332
STR	60	10	6	634
TOTALS	3,725		3,289	347,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,289	113.5050	107.83	354,653	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2939 HX Base Yr 2020



79251 PLUMMERS CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		347,560
TOTAL MARKET OB/XF VALUE		5,249
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		407,809
SOH/AGL Deduction		78,763
ASSESSED VALUE		329,046
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		279,046
TOTAL JUST VALUE		407,809
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002193	CO ISSUED	0	10/23/2019
19002193	NEW CONSTR	385,425	03/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/1026	7/01/2024	WD	Q	I	01	505,500
GRANTOR: JONES JASPER & GLENDA						
GRANTEE: LAUBER RICHARC CHAR						
2317/0320	10/29/2019	WD	Q	I	01	340,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JONES JASPER & GLEN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W16 S10 BAS=[YR=2019] W24 S34 FGR=[YR=2019] S22 E23 N8 FOP=[YR=2019] E7 N5 W2 N5 W5 S10$ N14 W23$ E23 S4 E5 S5 E12 N43 W16$ E16 N10$ PTR=E20 FUS=[YR=2019] E14 STR=[YR=2019] E4 S15 W4 N15$ S15 E4 N15 E22 S43 W12 N5 W5 N3 W23 N35$ W20$.

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	824.00	SF	6.50	6.50	100	2019	2019	3	98	5,249	

LAND DESCRIPTION

TOTAL OB/XF 5,249

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 08/09/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS