LOT 24
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

CROW REAGAN
79203 PLUMMER CREEK DRIVE
YULEE, FL 32097

2024

12-2N-26-1604-0024-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

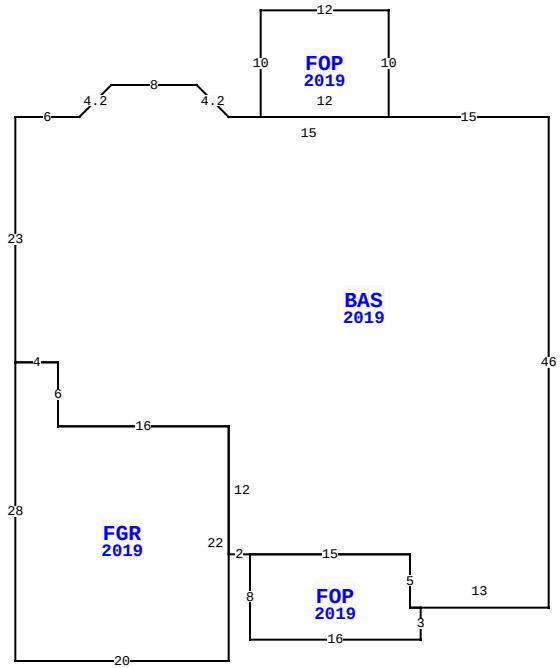
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,884	100	1,884	214,245
FGR	464	55	255	28,998
FOP	120	30	36	4,094
FOP	123	30	37	4,208
TOTALS	2,591		2,212	251,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,212	121.5249	115.45	255,375	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1884 HX Base Yr 2020



79203 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		251,544
TOTAL MARKET OB/XF VALUE		4,440
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		310,984
SOH/AGL Deduction		59,678
ASSESSED VALUE		251,306
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		201,306
TOTAL JUST VALUE		310,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007384	CO ISSUED	0	07/11/2019
19001118	NEW CONSTR	256,047	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	7/25/2019	CN	Q	I	01	259,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CROW REAGAN						
2264/1047	3/13/2019	WD	Q	V	05	575,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W15 FOP=[YR=2019] N10 W12 S10 E12$ W15 U3 L3 W8 D3 L3 W6 S23 FGR=[YR=2019] S28 E20 N22 W16 N6 W4$ E4 S6 E16 S12 E2 FOP=[YR=2019] S8 E16 N3 W1 N5 W15$ E15 S5 E13 N46$.

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	697.00	SF	6.50	6.50	100	2019	2019	3	98	4,440	

LAND DESCRIPTION

TOTAL OB/XF 4,440

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