LOT 28
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

VILADE BLANCHE
79179 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1604-0028-0000

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 100
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

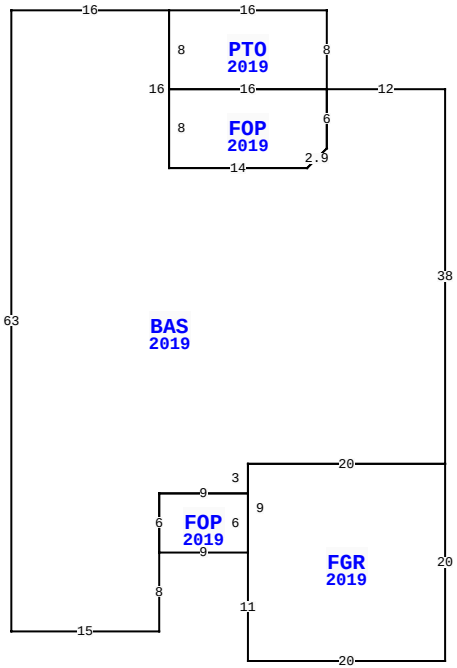
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,956	100	1,956	229,774
FGR	400	55	220	25,843
FOP	54	30	16	1,879
FOP	126	30	38	4,464
PTO	128	5	6	705
TOTALS	2,664		2,236	262,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,236	125.5380	119.26	266,665	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1956 HX Base Yr 2024



79179 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		262,665
TOTAL MARKET OB/XF VALUE		13,263
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		330,928
SOH/AGL Deduction		0
ASSESSED VALUE		330,928
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		280,928
TOTAL JUST VALUE		330,928
NCON VALUE		19,149
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005011	CO ISSUED	0	10/23/2019
19005011	NEW CONSTR	265,937	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2668/1709	9/20/2023	WD	Q	I	02	410,000
GRANTOR: DORRIETY WILLIAM H II						
GRANTEE: VILADE BLANCHE						
2320/0915	11/15/2019	WD	Q	I	02	286,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DORRIETY WILLIAM H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 PTO=[YR=2019] N8 W16 S8 FOP=[YR=2019] S8 E14 U2 R2 N6 W16$ E16$S6 D2 L2 W14 N16 W16 S63 E15 N8 FOP=[YR=2019] E9 FGR=[YR=2019] S11 E20 N20 W20 S9$ N6 W9 S6$ N6 E9 N3 E20 N38$.

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	732.00	SF	6.50	6.50	100	2019	2019	3	98	4,663	
2	0462	ST/AL FNC	0	100	0	0	800.00	SF	10.00	10.00	100	2024	2023		100	8,000	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	

LAND DESCRIPTION

TOTAL OB/XF 13,263

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 10/03/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS