

LOT 33
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

MARTINEZ RICHARD & ASHLEY
79137 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1604-0033-0000



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		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	1,722	100	1,722	196,482
FGR	440	55	242	27,612
FOP	42	30	13	1,484
FSP	112	40	45	5,134
TOTALS	2,316		2,022	230,713

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	728.00	SF	6.50

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,022	122.5539	116.43	235,421	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 0% - 0 Heated Area: 1722 HX Base Yr											
79137 PLUMMERS CREEK DR, YULEE											

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

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	230,713		
TOTAL MARKET OB/XF VALUE	4,637		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	290,350		
SOH/AGL Deduction	4,817		
ASSESSED VALUE	285,533		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	285,533		
TOTAL JUST VALUE	290,350		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	279,964		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008190	CO ISSUED	0	08/01/2019
19001015	NEW CONSTR	232,593	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2300/0473	8/20/2019	WD Q	Q	I	01	246,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MARTINEZ RICHARD &						
2264/1047	3/13/2019	WD Q	Q	V	05	575,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W12 FSP=[YR=2019] W14 S8 E14 N8\$ S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S11 E20 N22 W20 S11\$ N6 W7 S6\$ N6 E7 N5 E20 N36\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00