

LOT 37
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

PITTI BELINDA L & STEPHEN P
79111 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1604-0037-0000



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 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	1,916	100	1,916	216,035
FGR	440	55	242	27,286
FOP	54	30	16	1,805
FSP	262	40	105	11,839
TOTALS	2,672		2,279	256,964

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	670.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,279	120.4959	114.47	260,877	2019	2019	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2021 Heated Area: 1916 HX Base Yr 2021											

79111 PLUMMERS CREEK DR, YULEE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										256,964	
TOTAL MARKET OB/XF VALUE										7,733	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										319,697	
SOH/AGL Deduction										118,126	
ASSESSED VALUE										201,571	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										151,571	
TOTAL JUST VALUE										319,697	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										308,139	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009761	CO ISSUED	0	09/17/2019
19001941	NEW CONSTR	262,425	04/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2310/1001	9/25/2019	WD	Q	I	01	285,200	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: PITTI BELINDA L & S							
2275/0937	5/15/2019	WD	Q	V	05	713,000	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2019] W11 FSP=[YR=2019] N8 W17 S16 E14 U2 R2 N6 E1SW1 S6 D2 L2 W14 N16 W16 S63 E15 N8 FOP=[YR=2019] E9 FGR=[YR=2019] S11 E20 N22 W20 S11\$ N6 W9 S6\$ N6 E9 N5 E20 N36\$.											