

LOT 40
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

BRYANT CHRISTINA
79093 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1604-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	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
FOP	126	30	38	4,285
TOTALS	2,536		2,212	249,410

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	0	0	0	712.00	SF	6.50	6.50	

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	0		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	2,212	120.4959	114.47	253,208	2019	2019	0	0	1.50	98.50
1 SINGLE FAM - 0% - 2024 Heated Area: 1916 HX Base Yr											

79093 PLUMMERS CREEK DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		249,410	
TOTAL MARKET OB/XF VALUE		4,535	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		308,945	
SOH/AGL Deduction		0	
ASSESSED VALUE		308,945	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		308,945	
TOTAL JUST VALUE		308,945	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		297,731	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006345	CO ISSUED	0	10/29/2019
19006345	NEW CONSTR	260,384	06/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2622/1328	3/01/2023	WD Q	Q	I	01
GRANTOR: MOSELEY BRANDON D & E					SALE PRICE
GRANTEE: BRYANT CHRISTINA					
2366/1826	6/04/2020	WD Q	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					277,000
GRANTEE: MOSELEY BRANDON D &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W12 FOP=[YR=2019] W16 S8 E14 U2 R2 N6\$ S6 L2 D2 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\$.											