

LOT 41
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

HARRIS MATTHEW R & ASHLEY M
79087 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1604-0041-0000



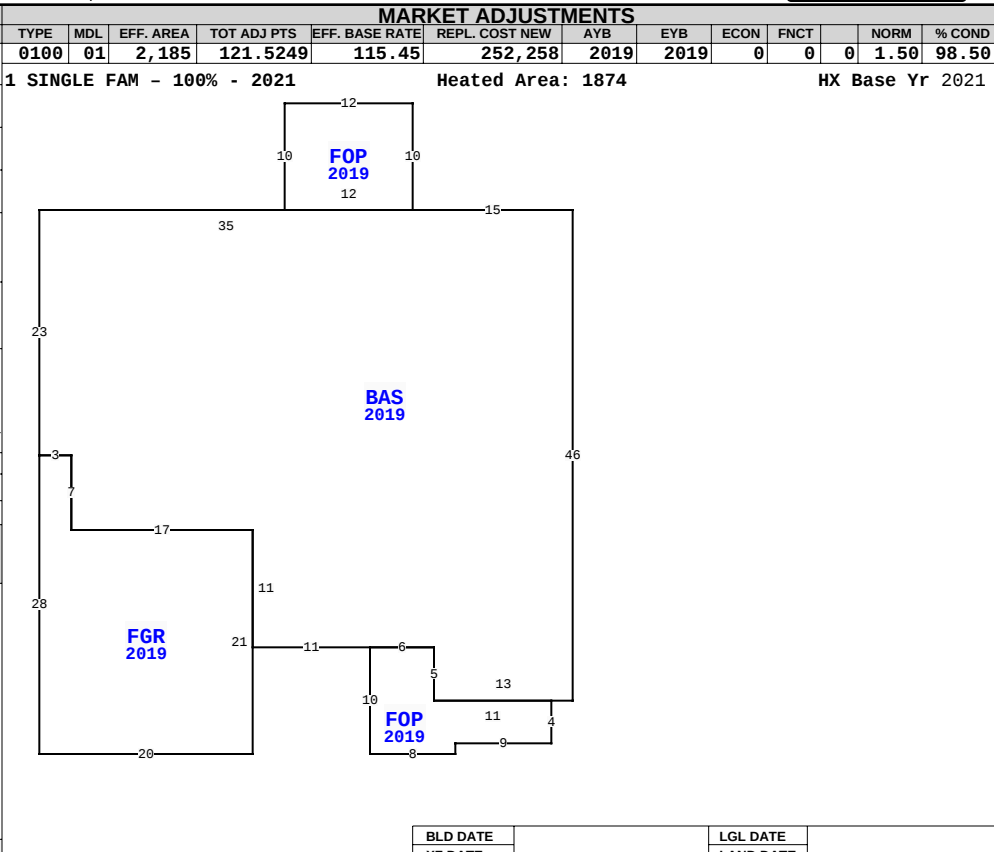
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,874	100	1,874	213,108
FGR	441	55	243	27,633
FOP	106	30	32	3,639
FOP	120	30	36	4,094
TOTALS	2,541		2,185	248,474

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	100	0	0	692.00	SF	6.50	6.50	100	2019	2019
2	0476	VF 6 SBPL	0	100	0	0	102.00	LF	32.00	32.00	100	2019	2019

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



TOTAL OB/XF													
7,509													

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7,509													

NASSAU COUNTY PROPERTY													
PAGE 1 of 1													
VALUATION SUMMARY													
STANDARD													
VALUATION BY													
Tax Group: 4 Tax Dist:													
BUILDING MARKET VALUE 248,474													
TOTAL MARKET OB/XF VALUE 7,509													
TOTAL LAND VALUE - MARKET 55,000													
TOTAL MARKET VALUE 310,983													
SOH/AGL Deduction 53,989													
ASSESSED VALUE 256,994													
TOTAL EXEMPTION VALUE HX HB 50,000													
BASE TAXABLE VALUE 206,994													
TOTAL JUST VALUE 310,983													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 299,840													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006225	CO ISSUED	0	10/28/2019
19006225	NEW CONSTR	255,532	06/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2340/1664	2/18/2020	WD	U	I	11	100	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: HARRIS MATTHEW R &							
2340/0419	2/18/2020	WD	Q	I	02	271,500	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: HARRIS MATTHEW R &							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2019] W15 FOP=[YR=2019] N10 W12 S10 E12\$ W35 S23													
FGR=[YR=2019] S28 E20 N21 W17 N7 W3\$ E3 S7 E17 S11 E11													
FOP=[YR=2019] S10 E8 N1 E9 N4 W11N5 W6\$ E6 S5 E13 N46\$.													