

LOT 46
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

BRADY RAYMOND L & DARYCE GAIL
79045 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2024

12-2N-26-1604-0046-0000



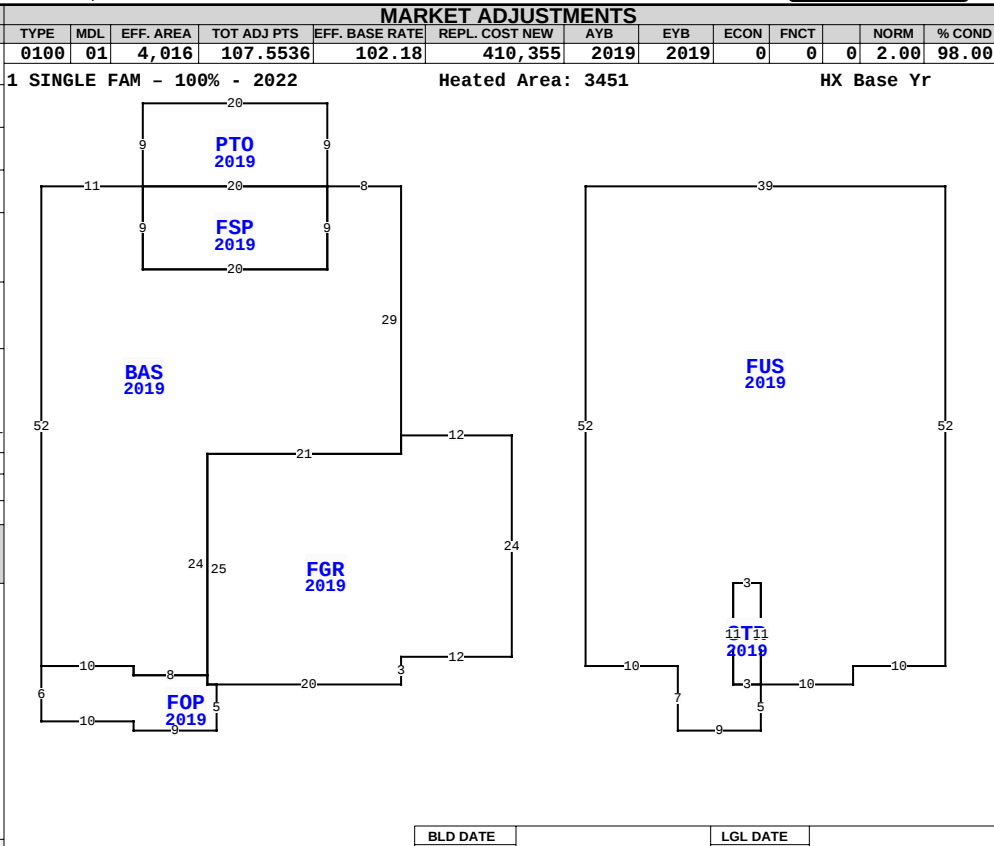
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,373	100	1,373	137,487
FGR	813	55	447	44,761
FOP	113	30	34	3,405
FSP	180	40	72	7,210
FUS	2,078	100	2,078	208,083
PTO	180	5	9	902
STR	33	10	3	301
TOTALS	4,770		4,016	402,148

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,308.00	SF	5.20
2	0861	POOL GUNIT	0	100	0	0	174.00	SF	85.00
3	0855	CONC PAVER	0	100	0	0	507.00	SF	10.00
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
5	0476	VF 6 SBPL	0	100	0	0	266.00	LF	32.00

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



79045 PLUMMERS CREEK DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
34,512									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		402,148	
TOTAL MARKET OB/XF VALUE		34,512	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		491,660	
SOH/AGL Deduction		3,376	
ASSESSED VALUE		488,284	
TOTAL EXEMPTION VALUE		13	488,284
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		491,660	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		474,062	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009447	SWIM POOL	44,000	09/06/2019
18009633	CO ISSUED	0	05/28/2019
18009633	NEW CONSTR	473,799	01/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2280/1368	5/28/2019	WD	Q	I	01	398,200	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:BRADY RAYMOND L & D							
2255/1839	2/14/2019	WD	Q	V	05	192,000	
GRANTOR:BWC LAND PLUMMER LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W8 PTO=[YR=2019] N9 W20 S9 FSP=[YR=2019] S9 E20 N9 W20\$ E20\$ S9 W20 N9 W11 S52 FOP=[YR=2019] S6 E10 S1 E9 N5 FGR=[YR=2019] E20 N3 E12 N24 W12 S2 W21 S25 E1\$ W1 N1 W8 N1 W10\$ E10 S1 E8 N24 E21 N29\$ PTR=E20 FUS=[YR=2019] E39 S52 W10 S2 W10 STR=[YR=2019] W3 N11 E3 S11\$ N11 W3 S11 E3 S5 W9 N7 W10 N52\$ W20\$.									