

ANDERSON CHRISTOPHER S & NICHELLE T
79033 PLUMMERS CREEK DR
YULEE, FL 32097

12-2N-26-1604-0048-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

0100013347115.3404109.57366,73120192019001.5598.45

Exterior Wall10ABOVE AVG 90
Exterior Wall21STONE 10

RooF Structur08IRREGULAR 100
RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100
Interior Floo11CLAY TILE 50
Interior Floo14CARPET 50
Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100
Bedrooms5 100
Bathrooms4 100

Frame02WOOD FRAME 100
Stories2. 100
Units0 100

Occupancy00NONE 100

MARKET ADJUSTMENTS

TYPETYPEMDLFFCAREATOTADJPTSEFF.BASERATEREPL.COSTNEWAYBEYBECONFNCTNORM%COND

0100013347115.3404109.57366,73120192019001.5598.45

1 SINGLE FAM - 100% - 2020Heated Area: 2931HX Base Yr 2020

FOP2019FUS2019BAS2019STR2019

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE361,047
TOTAL MARKET OB/XF VALUE7,210
TOTAL LAND VALUE - MARKET55,000
TOTAL MARKET VALUE423,257
SOH/AGL Deduction82,438
ASSESSED VALUE340,819
TOTAL EXEMPTION VALUEHX HB VX55,000
BASE TAXABLE VALUE285,819
TOTAL JUST VALUE423,257
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE406,994

EXTRA FEATURES

L NOB/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10810CONCRETE A010000821.00SF6.506.50100201920193985,230

20504FP-ELECTRI0100001.00UT2,000.002,000.00100201920193991,980

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNITD TDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFRSFR100PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE08/15/2019BYKBTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/06/2024 BY SYS