

WELDON TIMOTHY F & STEPHANIE B
79060 PLUMMERS CREEK DR
YULEE, FL 32097

12-2N-26-1604-0050-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																											
Exterior Wall		10	ABOVE AVG 100		0100	01		3,989	110.0925	104.59	417,210	2019	2019	0	0	0	1.50	98.50	VALUATION BY																										
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2020										Heated Area: 3556										HX Base Yr 2020										STANDARD										
Roof Cover		03	COMP SHNGL 100																						Tax Group: 4										Tax Dist:										
Interior Wall		05	DRYWALL 100																						BUILDING MARKET VALUE										410,952										
Interior Floo		11	CLAY TILE 50																						TOTAL MARKET OB/XF VALUE										13,729										
Interior Floo		14	CARPET 50																						TOTAL LAND VALUE - MARKET										55,000										
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE										479,681										
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction										168,250										
Bedrooms			6 100																						ASSESSED VALUE										311,431										
Bathrooms			5 100																						TOTAL EXEMPTION VALUE										HX HB 50,000										
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE										261,431										
Stories		0	0 100																						TOTAL JUST VALUE										479,681										
Units		0	0 100																						NCON VALUE										0										
Occupancy		00	NONE 100																						INCOME VALUE																				
																									PREVIOUS YEAR MKT VALUE										461,219										
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	2,424	100	2,424	249,723																																									
FGR	639	55	351	36,160																																									
FOP	65	30	20	2,061																																									
FOP	208	30	62	6,388																																									
FUS	1,132	100	1,132	116,620																																									
TOTALS		4,468		3,989	410,952																																								
EXTRA FEATURES					79060 PLUMMERS CREEK DR, YULEE										BLD DATE										LGL DATE																				
															XF DATE										LAND DATE																				
															INC DATE										AG DATE																				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																													
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465																														
2	0810	CONCRETE A	0 100	0	0	924.00	SF	6.50	6.50	100	2019	2019	3	98	5,886																														
3	0476	VF 6 SBPL	0 100	0	0	144.00	LF	32.00	32.00	100	2019	2019	3	95	4,378																														
LAND DESCRIPTION					TOTAL OB/XF										13,729																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																					
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000																												