LOT 62
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

DIXON BRENDEN PAUL
79170 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1604-0062-0000

BUILDING CHARACTERISTICS

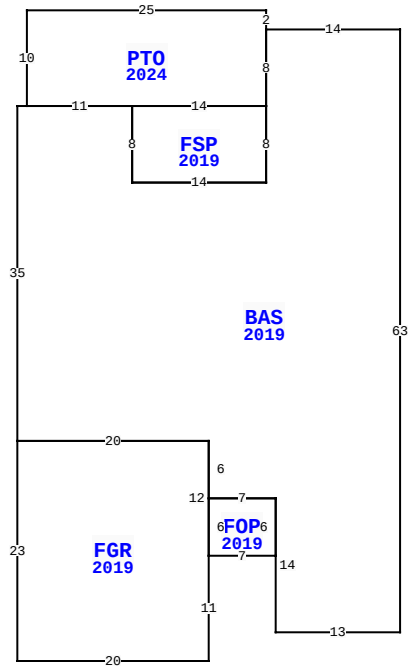
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,702	100	1,702	192,566
FGR	460	55	253	28,625
FOP	42	30	13	1,471
FSP	112	40	45	5,091
PTO	250	5	12	1,357
TOTALS	2,566		2,025	229,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,025	121.5249	115.45	233,786	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1702 HX Base Yr



79170 PLUMMERS CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	229,110
TOTAL MARKET OB/XF VALUE	9,985
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	294,095
SOH/AGL Deduction	0
ASSESSED VALUE	294,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,095
TOTAL JUST VALUE	294,095
NCON VALUE	2,602
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002002	CO ISSUED	0	10/09/2019
19002002	NEW CONSTR	231,598	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2668/1735	9/19/2023	WD	Q	I	01	379,000
GRANTOR: MILLER GRAHAM C						
GRANTEE: DIXON BRENDEN PAUL						
2316/1938	10/25/2019	WD	Q	I	01	258,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MILLER GRAHAM C & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W14 S8 S8 W14 N8 W11 W1 S35 E20 S6 E7 S14 E13 N63 $
FGR=[YR=2019;ORIG=-40,43] S23 E20 N11 N12 W20 $
FSP=[YR=2019;ORIG=-14,8] W14 S8 E14 N8 $
FOP=[YR=2019;ORIG=-20,55] E7 N6 W7 S6 $
PTO=[YR=2024;ORIG=-14,8] W14 W11 N10 E25 S2 S8 $
.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	0	0	0	721.00	SF	6.50	6.50	100	2019	2019	3	98	4,593	
2	0476	VF 6 SBPL	0	0	0	0	168.00	LF	32.00	32.00	100	2019	2019	3	95	5,107	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 9,985

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/03/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS