LOT 63
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

ARNETT TODD L & CHRISTINE E
79164 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1604-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	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

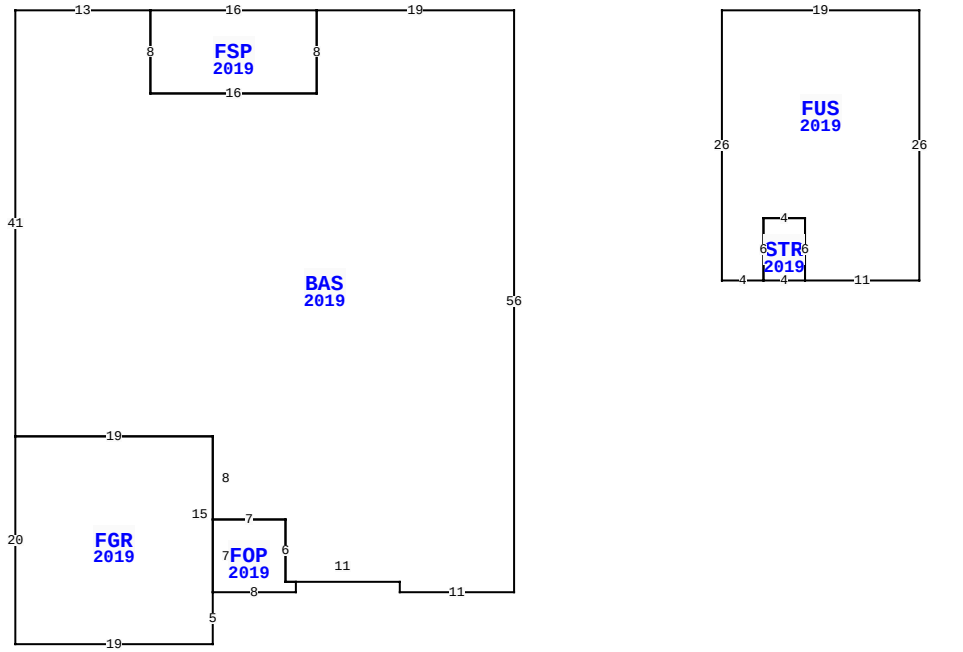
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2,215	240,367
FGR	380	55	209	22,681
FOP	50	30	15	1,628
FSP	128	40	51	5,535
FUS	470	100	470	51,003
STR	24	10	2	217
TOTALS	3,267		2,962	321,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,962	115.9725	110.17	326,324	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2685 HX Base Yr 2022



79164 PLUMMERS CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		321,429
TOTAL MARKET OB/XF VALUE		8,352
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		384,781
SOH/AGL Deduction		55,831
ASSESSED VALUE		328,950
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		278,950
TOTAL JUST VALUE		384,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009814	CO ISSUED	0	09/18/2019
19002683	NEW CONSTR	351,559	03/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2501/0453	9/29/2021	WD	Q	I	01	410,000
GRANTOR: CONNER BRETT G & SARA						
GRANTEE: ARNETT TODD L & CHR						
2311/1483	9/27/2019	WD	Q	I	02	314,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CONNER BRETT G & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W19 FSP=[YR=2019] W16 S8 E16 N8$S8 W16 N8 W13 S41 FGR=[YR=2019] S20 E19 N5 FOP=[YR=2019] E8 N1 W1 N6 W7 S7$ N15 W19$ E19 S8 E7 S6 E11 S1 E11 N56$ PTR=E20 FUS=[YR=2019] E19 S26 W11 STR=[YR=2019] W4 N6 E4 S6$ N6 W4 S6 W4 N26$ W20 $.

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	100	0	0	690.00	SF	6.50	6.50	100	2019	2019	3	98	4,395	
2	0462	ST/AL FNC	0	100	0	0	408.00	SF	10.00	10.00	100	2019	2019	3	90	3,672	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 8,352

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	100		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