

LOT 64
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

WESTON SAMUEL/
79158 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2024

12-2N-26-1604-0064-0000



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

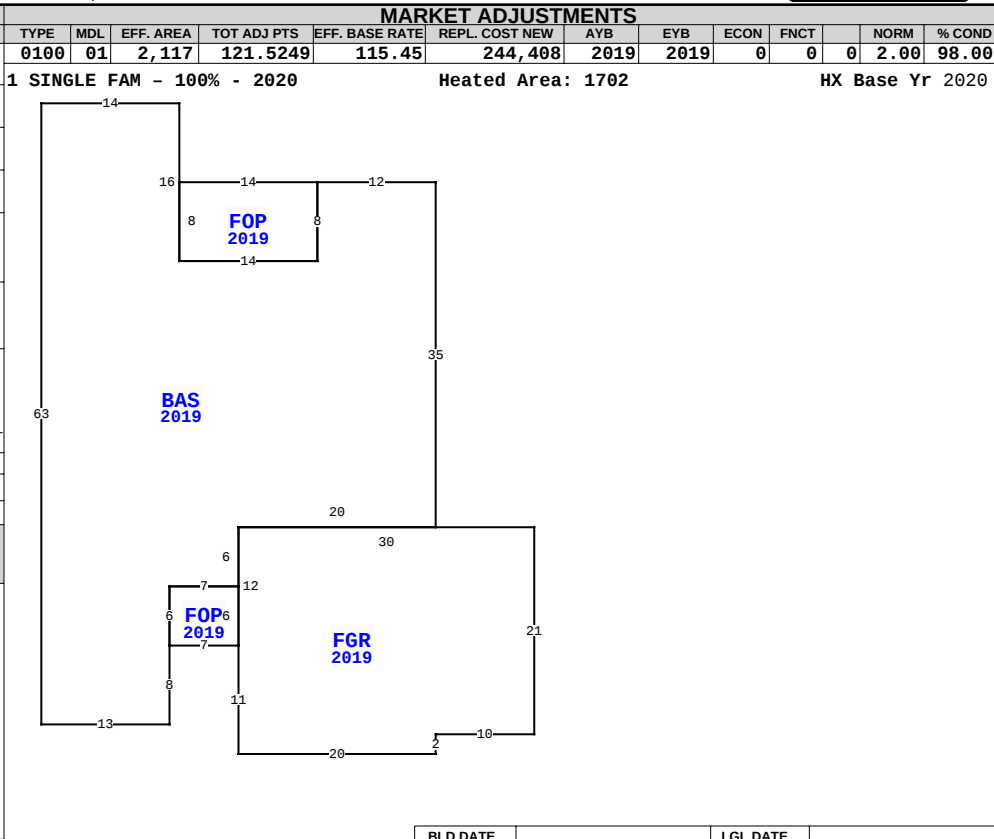
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,702	100	1,702	192,566
FGR	670	55	368	41,636
FOP	42	30	13	1,471
FOP	112	30	34	3,847
TOTALS	2,526		2,117	239,520

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	1,023.00	SF	5.20	5.20	100	2019

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

REVIEW DATE 08/15/2019 BY KB



79158 PLUMMERS CREEK DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
5,213											

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										239,520	
TOTAL MARKET OB/XF VALUE										5,213	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										299,733	
SOH/AGL Deduction										57,349	
ASSESSED VALUE										242,384	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										192,384	
TOTAL JUST VALUE										299,733	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										288,976	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005877	CO ISSUED	0	10/16/2019
19005877	NEW CONSTR	246,884	06/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
9999/9999	11/07/2019	CN	Q	I	01	265,100	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:WESTON SAMUEL							
2277/0201	5/24/2019	WD	Q	V	05	182,000	
GRANTOR:BWC LAND PLUMMER LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W12 FOP=[YR=2019] W14 S8 E14 N8\$ S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S11 E20 N2 E10 N21 W30 S12\$ N6 W7 S6\$ N6 E7 N6 E20 N35\$.											

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common: 55,000 PRINTED 08/06/2024 BY SYS