

LOT 69
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

CHATFIELD WILLIAM F JR & LAURIE J
79096 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1604-0069-0000



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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

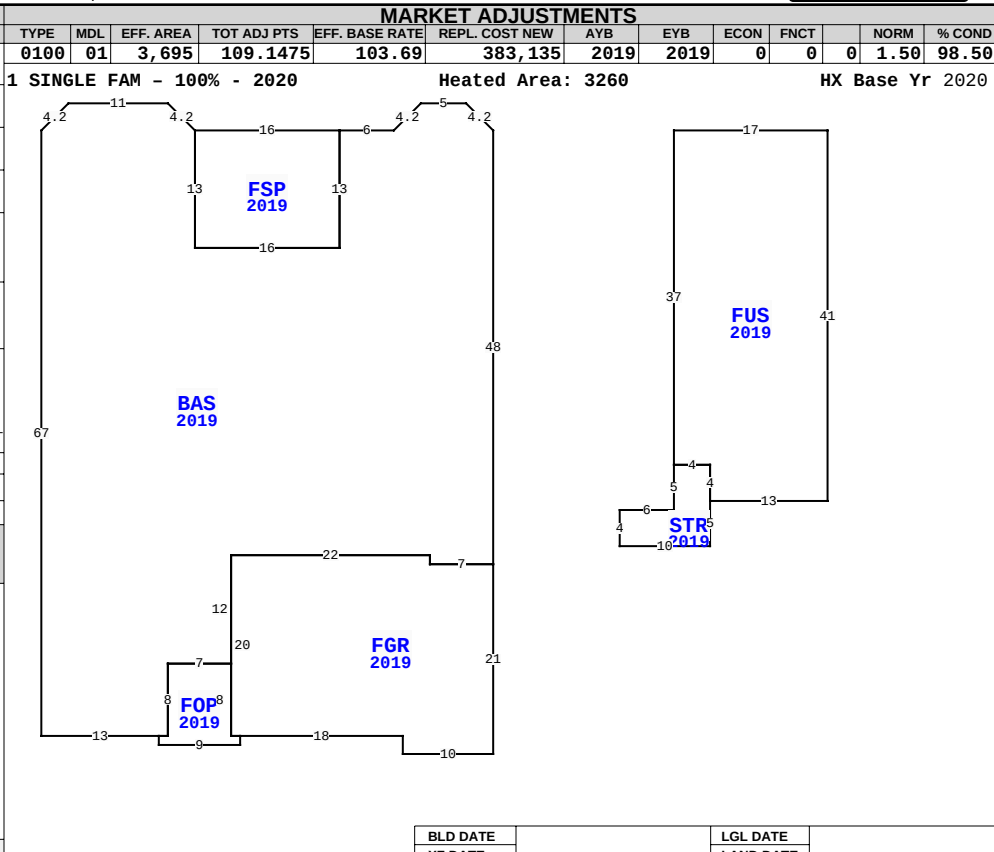
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,579	100	2,579	263,406
FGR	593	55	326	33,296
FOP	65	30	20	2,043
FSP	208	40	83	8,477
FUS	681	100	681	69,554
STR	60	10	6	613

TOTALS	4,186		3,695	377,388
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	921.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

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



79096 PLUMMERS CREEK DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
											9,332

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										377,388	
TOTAL MARKET OB/XF VALUE										9,332	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										441,720	
SOH/AGL Deduction										87,088	
ASSESSED VALUE										354,632	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										304,632	
TOTAL JUST VALUE										441,720	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										424,746	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008205	CO ISSUED	0	12/26/2019
19004620	NEW CONSTR	433,811	08/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2329/1989	12/30/2019	WD	Q	I	01	453,600	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:CHATFIELD WILLIAM F							
2277/0201	5/24/2019	WD	Q	V	05	182,000	
GRANTOR:BWC LAND PLUMMER LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2019] U3 L3 W5 D3 L3 W6 FSP=[YR=2019] W16 S13 E16 N13\$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E13 FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] E18 S2 E10 N21 W7 N1 W22 S20 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N12 E22 S1 E7 N48\$ PTR=E20 FUS=[YR=2019] E17 S41 W13 STR=[YR=2019] S5 W10 N4 E6 N5 E4 S4\$ N4 W4 N37\$ W20\$.											