LOT 78
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

QUINTANA PEDRO A & AMPARO
79206 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2024

12-2N-26-1604-0078-0000

BUILDING CHARACTERISTICS

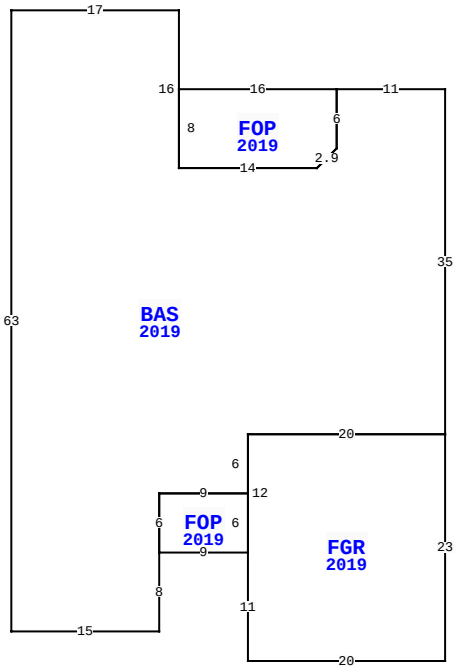
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,904	100	1,904	222,746
FGR	460	55	253	29,598
FOP	54	30	16	1,872
FOP	126	30	38	4,445
TOTALS	2,544		2,211	258,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,211	125.0235	118.77	262,600	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1904 HX Base Yr 2020



79206 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		258,661
TOTAL MARKET OB/XF VALUE		3,236
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		316,897
SOH/AGL Deduction		128,764
ASSESSED VALUE		188,133
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		138,133
TOTAL JUST VALUE		316,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001632	CO ISSUED	0	02/20/2019
18007254	NEW CONSTR	255,766	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2258/0871	2/27/2019	WD	Q	I	02	274,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: QUINTANA PEDRO A &						
2229/0735	10/05/2018	WD	Q	V	05	605,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W11 FOP=[YR=2019] W16 S8 E14 U2 R2 N6$ S6 L2 D2 W14 N16 W17 S63 E15 N8 FOP=[YR=2019] E9 FGR=[YR=2019] S11 E20 N23 W20 S12$ N6 W9 S6$ N6 E9 N6 E20 N35$.

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	508.00	SF	6.50	6.50	100	2019	2019	3	98	3,236	

LAND DESCRIPTION

TOTAL OB/XF 3,236

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 03/21/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS