

LOT 81
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

HIGHSTONE RORY & COURTNEY REV TRUST/HIGHSTONE RORY
79224 PLUMMERS CREEK DRIVE
YULEE, FL 32041

2024

12-2N-26-1604-0081-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,205	100	2,205	223,665
FGR	380	55	209	21,200
FOP	128	30	38	3,854
FSP	128	40	51	5,173
USP	128	30	38	3,854
TOTALS	2,969		2,541	257,747

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EXTRA FEATURES							
L N	OB/ XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0810	CONCRETE A	0	100	0	0	
2	0476	VF 6 SBPL	0	100	0	0	
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,541	107.8560	102.46	260,351	2020	2020	0	0	0	1.00	99.00	
1 SINGLE FAM - 100% - 2021 Heated Area: 2205 HX Base Yr 2021													

79224 PLUMMERS CREEK DR, YULEE										BLD DATE		LAND DATE			
										XF DATE				AG DATE	
										INC DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
576.00	SF	6.50	6.50	100	2020	2020	3	99	3,707						
36.00	LF	32.00	32.00	100	2020	2020	3	96	1,106						
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NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												257,747	
TOTAL MARKET OB/XF VALUE												4,813	
TOTAL LAND VALUE - MARKET												55,000	
TOTAL MARKET VALUE												317,560	
SOH/AGL Deduction												54,516	
ASSESSED VALUE												263,044	
TOTAL EXEMPTION VALUE												HX HB 50,000	
BASE TAXABLE VALUE												213,044	
TOTAL JUST VALUE												317,560	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												305,940	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010518	USP -128 SQFT	5,850	07/11/2022
19011510	CO ISSUED	0	07/09/2020
19011510	NEW CONSTR	323,322	11/04/2019

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2628/0396	3/15/2023	QC	U	I	11	100			
GRANTOR: HIGHSTONE RORY C & CO									
GRANTEE: HIGHSTONE RORY & CO									
2380/0818	7/23/2020	WD	Q	I	01	311,900			
GRANTOR: DREAM FINDERS HOMES L									
GRANTEE: HIGHSTONE RORY C &									

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2020;ORIG=0,0] W13 S8 W16 N8 W19 S56 E10 E1 N1 E7 U3R3 N3 E8 N8 E19 N41 \$													
FGR=[YR=2020;ORIG=-19,59] S2 E19 N20 W19 S18 \$													
FSP=[YR=2020;ORIG=-13,0] W16 S8 E16 N8 \$													
USP=[YR=2023;ORIG=-29,0] E16 N8 W16 S8 \$													
FOP=[YR=2020;ORIG=-38,56] S3 E19 N10 W8 S3 D3L3 W7 S1 W1 \$													

LAND DESCRIPTION										TOTAL OB/XF										4,813									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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												
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