LOT 82
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

HORNE CHRISTOPHER JAMES/ROSZELL TYLER CHRISTINE JO
79230 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2024

12-2N-26-1604-0082-0000

BUILDING CHARACTERISTICS

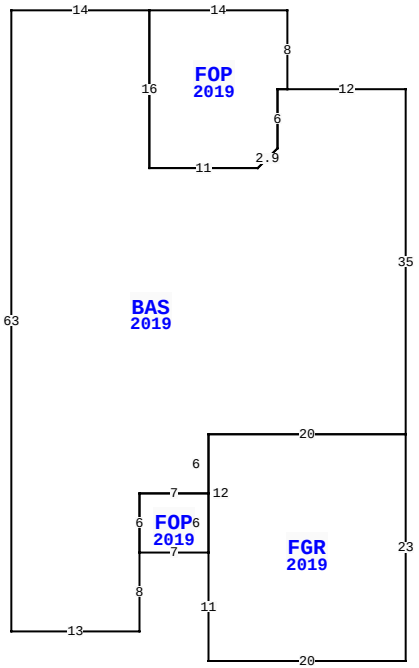
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,712	100	1,712	194,685
FGR	460	55	253	28,771
FOP	42	30	13	1,478
FOP	214	30	64	7,278
TOTALS	2,428		2,042	232,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,042	121.5249	115.45	235,749	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 1712 HX Base Yr



79230 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	232,213
TOTAL MARKET OB/XF VALUE	4,491
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	291,704
SOH/AGL Deduction	4,807
ASSESSED VALUE	286,897
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	286,897
TOTAL JUST VALUE	291,704
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009383	CO ISSUED	0	08/31/2019
19009383	CO ISSUED	0	08/31/2019
19002275	NEW CONSTR	238,207	04/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2315/0472	10/22/2019	WD	Q	I	01	252,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HORNE CHRISTOPHER J						
2275/0937	5/15/2019	WD	Q	V	05	713,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 FOP=[YR=2019] N8 W14 S16 E11 U2 R2 N6 E1$ W1 S6 D2 L2 W11 N16 W14 S63 E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S11 E20 N23 W20 S12$ N6 W7 S6$ N6 E7 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	0	0	0	705.00	SF	6.50	6.50	100	2019	2019	3	98	4,491	

LAND DESCRIPTION

TOTAL OB/XF 4,491

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/15/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS