

LOT 84
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

COMPANION ROBERT THEODORE & ERIN NICOLE
79242 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2024

12-2N-26-1604-0084-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

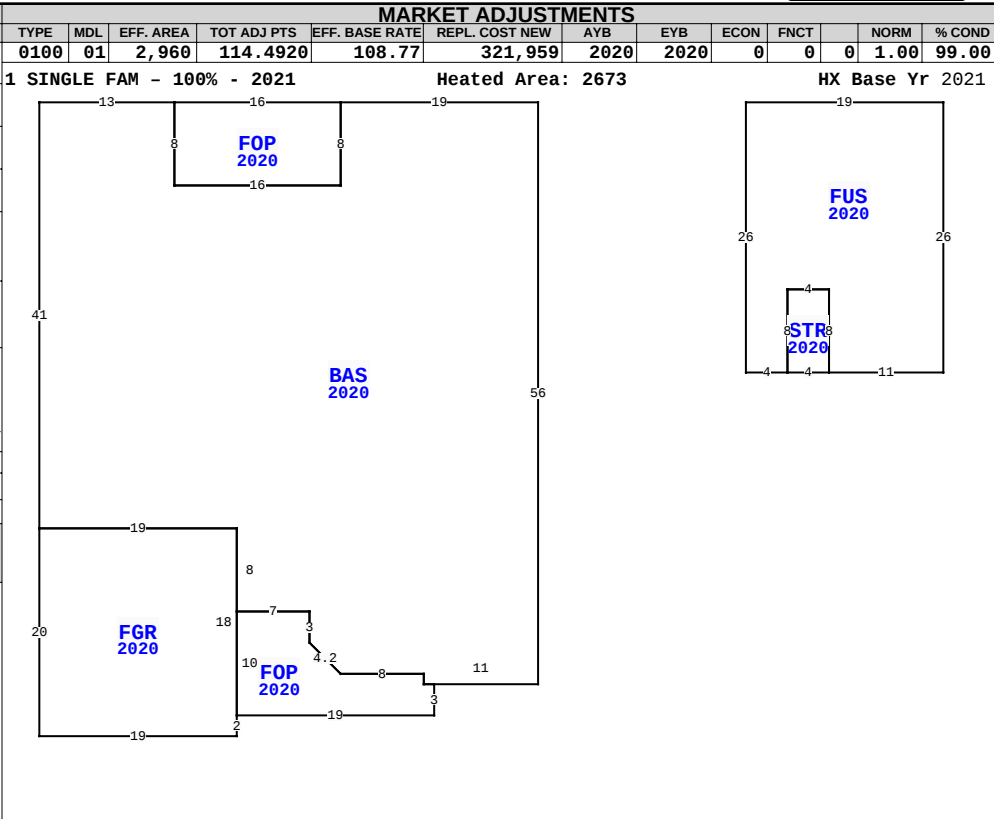
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,211	100	2,211	238,085
FGR	380	55	209	22,506
FOP	122	30	37	3,984
FOP	128	30	38	4,092
FUS	462	100	462	49,749
STR	32	10	3	323

TOTALS	3,335		2,960	318,739
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	820.00	SF	6.50	6.50

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



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	318,739								
TOTAL MARKET OB/XF VALUE	5,277								
TOTAL LAND VALUE - MARKET	55,000								
TOTAL MARKET VALUE	379,016								
SOH/AGL Deduction	66,142								
ASSESSED VALUE	312,874								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	262,874								
TOTAL JUST VALUE	379,016								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	364,605								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010652	CO ISSUED	0	03/24/2020
19010652	NEW CONSTR	353,268	10/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2351/0393	3/30/2020	WD	Q	I	01	325,900
GRANTOR:DREAM FINDERS HOMES L						
GRANTEE:COMPANION ROBERT TH						
2317/0445	11/05/2019	WD	Q	V	01	54,000
GRANTOR:BWC LAND PLUMMER LLC						
GRANTEE:DREAM FINDERS HOMES						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W19 FOP=[YR=2020] W16 S8 E16 N8\$ S8 W16 N8 W13 S41 FGR=[YR=2020] S20 E19 N2 FOP=[YR=2020] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10\$ N18 W19 \$ E19 S8 E7 S3 D3 R3 E8 S1 E11 N56\$ PTR=E20 FUS=[YR=2020] E19 S26 W11 STR=[YR=2020] W4 N8 E4 S8\$ N8 W4 S8 W4 N26\$ W20\$.									