

LOT 85
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

BROCKMEIER SCOTT LANTRY/STAPLETON LEAH JANE
79248 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1604-0085-0000



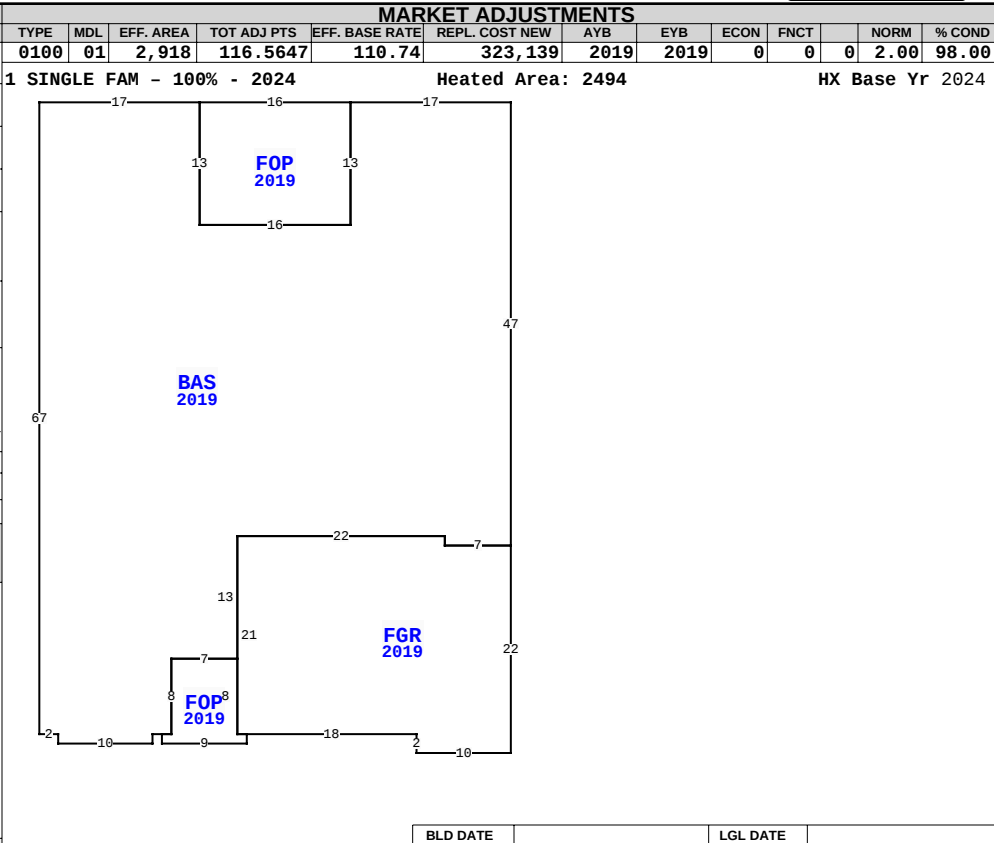
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,494	100	2,494	270,662
FGR	622	55	342	37,116
FOP	65	30	20	2,171
FOP	208	30	62	6,729
TOTALS	3,389		2,918	316,676

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0 100	0	0	1,163.00	SF	5.20	5.20	100	2019	2019	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00



TOTAL OB/XF													
5,927													

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5,927													

NASSAU COUNTY PROPERTY													
PAGE 1 of 1													
VALUATION SUMMARY													
STANDARD													
VALUATION BY													
Tax Group: 4 Tax Dist:													
BUILDING MARKET VALUE 316,676													
TOTAL MARKET OB/XF VALUE 5,927													
TOTAL LAND VALUE - MARKET 55,000													
TOTAL MARKET VALUE 377,603													
SOH/AGL Deduction 0													
ASSESSED VALUE 377,603													
TOTAL EXEMPTION VALUE HX HB 50,000													
BASE TAXABLE VALUE 327,603													
TOTAL JUST VALUE 377,603													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 363,356													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002444	CO ISSUED	0	10/04/2019
19002444	NEW CONSTR	336,496	07/03/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2643/1763	5/26/2023	SW	Q	I	01	474,000	
GRANTOR: NATIONAL RESIDENTIAL							
GRANTEE: BROCKMEIER SCOTT LA							
2643/1760	5/26/2023	WD	Q	I	01	474,000	
GRANTOR: BROOKS HENRY MITCHELL							
GRANTEE: NATIONAL RESIDENTIA							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2019] W17 FOP=[YR=2019] W16 S13 E16 N13\$ S13 W16 N13 W17 S67 E2 S1 E10 N1 E1 FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$.													