

LOT 89
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

GROSETH JACOB & HOLLY
79272 PLUMMER CREEK DRIVE
YULEE, FL 32097

2024

12-2N-26-1604-0089-0000



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 50
Interior Floo	14	CARPET 50
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	2,491	100	2,491	265,728
FGR	593	55	326	34,776
FOP	58	30	17	1,813
FOP	208	30	62	6,614
TOTALS	3,350		2,896	308,932

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	1,071.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,896	113.9985	108.30	313,637	2019	2019	0	0	0	1.50	98.50	

1 SINGLE FAM - 0% - 0

TOTAL OB/XF 5,458													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	0	0	0	1,071.00	SF	5.20	5.20	100	2019	2019

TOTAL OB/XF 5,458													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	0	0	0	1,071.00	SF	5.20	5.20	100	2019	2019

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		308,932	
TOTAL MARKET OB/XF VALUE		5,458	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		369,390	
SOH/AGL Deduction		7,476	
ASSESSED VALUE		361,914	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		361,914	
TOTAL JUST VALUE		369,390	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		355,475	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001633	CO ISSUED	0	02/20/2019
18007260	NEW CONSTR	339,515	10/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2257/0077	2/21/2019	WD	Q	I	02	350,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GROSETH JACOB & HOL						
2229/0735	10/05/2018	WD	Q	V	05	605,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W17 FOP=[YR=2019] W16 S13 E16 N13\$ S13 W16 N13 W5 U3 L3 W5 D3 L3 S48 FGR=[YR=2019] S21 E10 N2 E18 FOP=[YR=2019] S1 E9 N1 W1 N7 W7 S7 W1\$ E1 N20 W22 S1 W7\$ E7 N1 E22 S13 E7 S7 E3 S2 E7 N2 E3 N67\$.									