

LOT 90
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

SPENCE ANDREW D & JESSICA L
79302 PLUMMER CREEK DRIVE
YULEE, FL 32097

2024

12-2N-26-1604-0090-0000



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		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	1,904	100	1,904	213,592
FGR	460	55	253	28,382
FOP	54	30	16	1,795
FOP	126	30	38	4,263
TOTALS	2,544		2,211	248,031

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	764.00	SF	5.20	5.20	
2	0855	CONC PAVER	1	100	0	0	300.00	SF	10.00	10.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,211	120.4959	114.47	253,093	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2020 Heated Area: 1904 HX Base Yr 2020											

TOTAL OB/XF 6,893											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	764.00	SF	5.20	5.20	
2	0855	CONC PAVER	1	100	0	0	300.00	SF	10.00	10.00	

TOTAL OB/XF 6,893											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	764.00	SF	5.20	5.20	
2	0855	CONC PAVER	1	100	0	0	300.00	SF	10.00	10.00	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 4											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						248,031					
TOTAL MARKET OB/XF VALUE						6,893					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						309,924					
SOH/AGL Deduction						58,345					
ASSESSED VALUE						251,579					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						201,579					
TOTAL JUST VALUE						309,924					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						298,772					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001597	CO ISSUED	0	02/19/2019
18007257	NEW CONSTR	255,766	10/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2257/0102	2/20/2019	WD	Q	I	01	259,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SPENCE ANDREW D & J						
2229/0735	10/05/2018	WD	Q	V	05	605,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2019] W11 FOP=[YR=2019] W16 S8 E14 U2 R2 N6\$ S6 D2 L2 W14 N16 W17 S63 E15 N8 FOP=[YR=2019] E9 FGR=[YR=2019] S11 E20 N23 W20 S12\$ N6 W9 S6\$ N6 E9 N6 E20 N35\$.											