

LOT 92
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

FINLEY WILLIAM MARCUS & JENNIFER ANN
79314 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2024

12-2N-26-1604-0092-0000



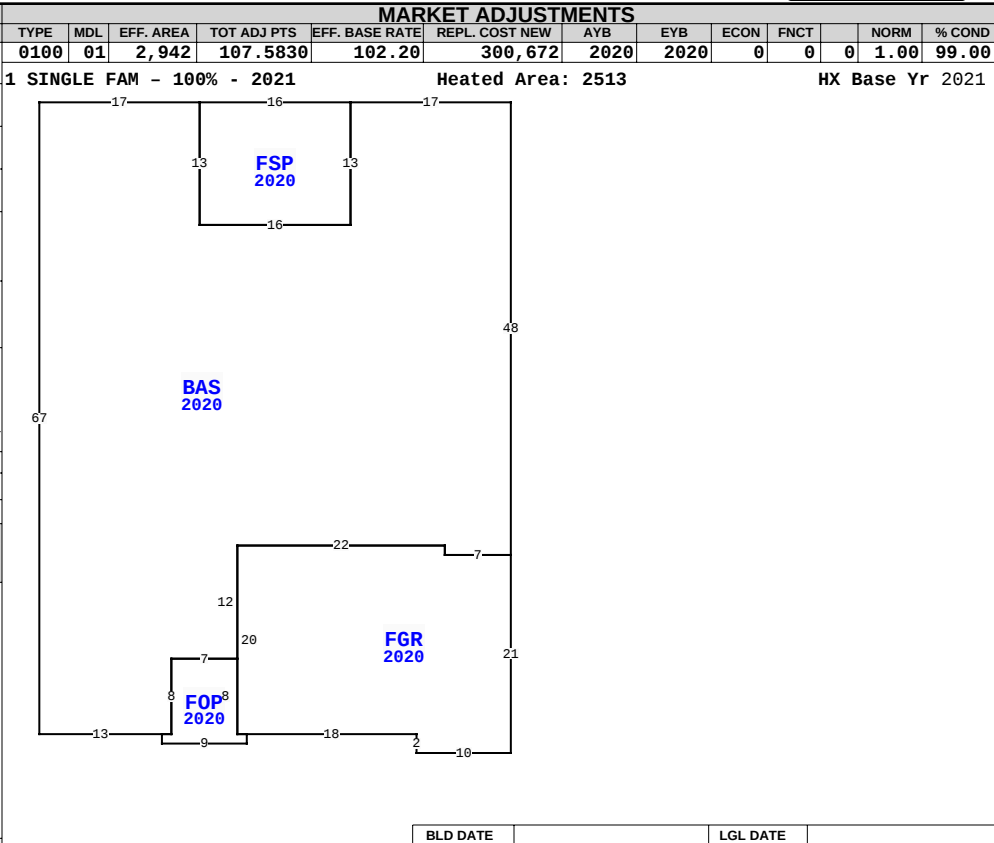
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,513	100	2,513	254,261
FGR	593	55	326	32,984
FOP	65	30	20	2,024
FSP	208	40	83	8,398
TOTALS	3,379		2,942	297,665

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	823.00	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



TOTAL OB/XF									
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1	0810	CONCRETE A	0 100	0	0	823.00	SF	6.50	6.50

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1	0810	CONCRETE A	0 100	0	0	823.00	SF	6.50	6.50

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	297,665								
TOTAL MARKET OB/XF VALUE	5,296								
TOTAL LAND VALUE - MARKET	55,000								
TOTAL MARKET VALUE	357,961								
SOH/AGL Deduction	62,552								
ASSESSED VALUE	295,409								
TOTAL EXEMPTION VALUE	55,000								
BASE TAXABLE VALUE	240,409								
TOTAL JUST VALUE	357,961								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	344,507								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000842	CO ISSUED	0	01/29/2020
19009254	NEW CONSTR	341,450	08/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2343/1813	2/27/2020	WD	Q	I	01	320,300	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:FINLEY WILLIAM MARC							
2317/0451	11/07/2019	WD	U	V	30	290,000	
GRANTOR:BWC LAND PLUMMER LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W17 FSP=[YR=2020] W16 S13 E16 N13\$ S13 W16 N13 W17 S67 E13 FOP=[YR=2020] S1 E9 N1 FGR=[YR=2020] E18 S2 E10 N21 W7 N1 W22 S20 E1\$W1 N8 W7 S8 W1\$ E1 N8 E7 N12 E22 S1 E7 N48\$.									