LOT 93
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

MAYNOR STEFON LAMONT
79320 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2024

12-2N-26-1604-0093-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

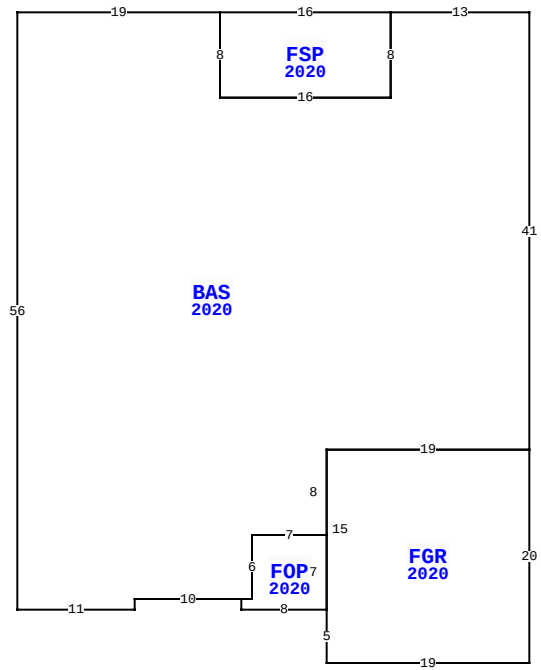
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,215	100	2,215	224,680
FGR	380	55	209	21,200
FOP	50	30	15	1,522
FSP	128	40	51	5,173
TOTALS	2,773		2,490	252,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,490	107.8560	102.46	255,125	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 0 Heated Area: 2215 HX Base Yr



79320 PLUMMERS CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	252,574
TOTAL MARKET OB/XF VALUE	8,675
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	303,249
SOH/AGL Deduction	3,789
ASSESSED VALUE	299,460
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	299,460
TOTAL JUST VALUE	303,249
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19111442	CO ISSUED	0	06/22/2020
19011442	NEW CONSTR	293,896	10/31/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2373/0703	7/02/2020	WD	Q	I	01	279,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MAYNOR STEFON LAMON						
2346/1834	3/11/2020	WD	U	V	30	243,100
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 FSP=[YR=2020] W16 S8 E16 N8$ S8 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2020] S1 E8 FGR=[YR=2020] S5 E19 N20 W19 S15$ N7 W7 S6 W1$ E1 N6 E7 N8 E19 N41$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	0	0	718.00	SF	6.50	6.50	100	2020	2020	3	99	4,620	
2	0476	VF 6 SBPL	0	0	0	0	132.00	LF	32.00	32.00	100	2020	2020	3	96	4,055	

LAND DESCRIPTION

TOTAL OB/XF 8,675

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	42,000.00	42,000.00	42,000							

REVIEW DATE 11/20/2020 BY KB Total Acres: 0.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 08/06/2024 BY SYS