

LOT 95  
PLUMMER CREEK PHASE TWO C & D  
OR 2223/684

GEIB TRSUT/GEIB CAROL JEAN TRUSTEE  
79338 PLUMMERS CREEK DR  
YULEE, FL 32097

2024

12-2N-26-1604-0095-0000



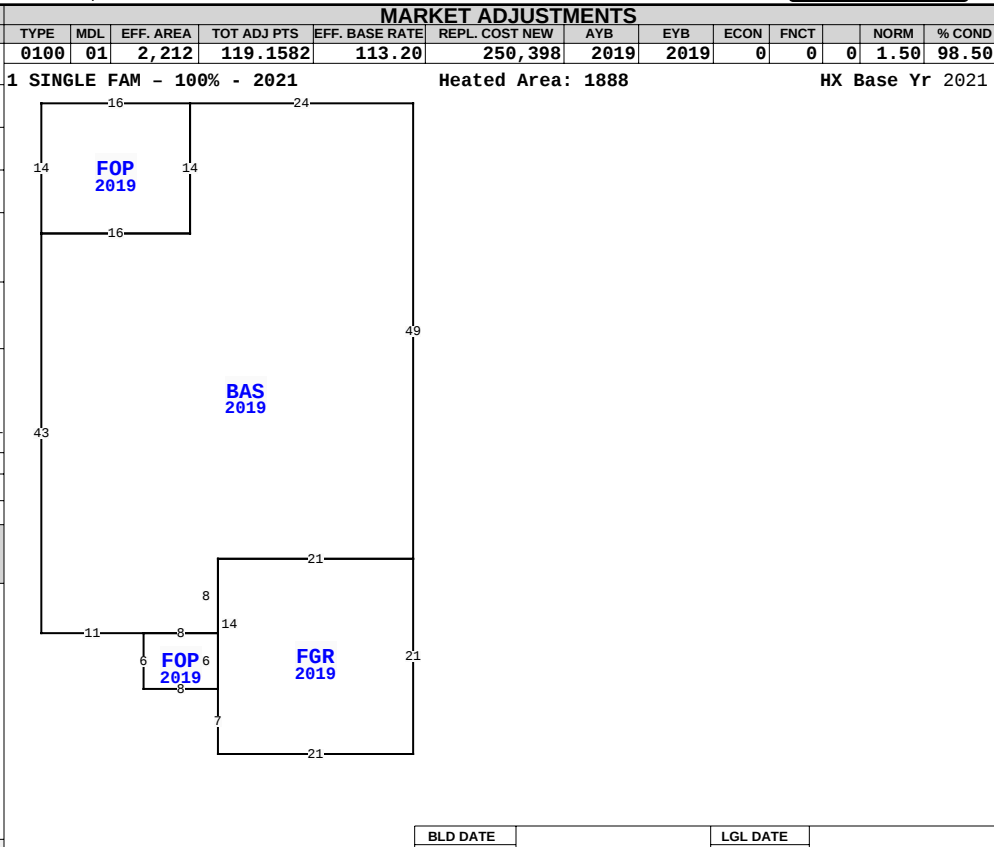
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 60   |
| Interior Floo            | 14 | CARPET 40      |
| 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       | 1,888            | 100         | 1,888        | 210,516              |
| FGR       | 441              | 55          | 243          | 27,095               |
| FOP       | 48               | 30          | 14           | 1,561                |
| FOP       | 224              | 30          | 67           | 7,470                |
| TOTALS    | 2,601            |             | 2,212        | 246,642              |

| 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 | 768.00 | 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 |            |             |         |   |   |        |    |       |                |
|-------------|------------|-------------|---------|---|---|--------|----|-------|----------------|
| 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 | 768.00 | SF | 6.50  | 6.50           |

| TOTAL OB/XF |            |             |         |   |   |        |    |       |                |
|-------------|------------|-------------|---------|---|---|--------|----|-------|----------------|
| 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 | 768.00 | SF | 6.50  | 6.50           |

| NASSAU COUNTY PROPERTY    |           |  |  |  |  |  |  |  |  |
|---------------------------|-----------|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |           |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD  |  |  |  |  |  |  |  |  |
| Tax Group: 4              | Tax Dist: |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 246,642   |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 4,892     |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 55,000    |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 306,534   |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 52,511    |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 254,023   |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | 50,000    |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 204,023   |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 306,534   |  |  |  |  |  |  |  |  |
| NCON VALUE                | 0         |  |  |  |  |  |  |  |  |
| INCOME VALUE              |           |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 295,441   |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 19008476   | CO ISSUED   | 0       | 08/08/2019 |
| 19001038   | NEW CONSTR  | 257,564 | 02/01/2019 |

| SALES DATA                     |            |              |        |        |           |               |     |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|-----|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |     |
| 2676/159                       | 10/25/2023 | TD           | U      | I      | 11        |               | 100 |
| GRANTOR: GEIB CAROL JEAN       |            |              |        |        |           |               |     |
| GRANTEE: GEIB TRSUT            |            |              |        |        |           |               |     |
| 2381/0200                      | 7/30/2020  | WD           | U      | I      | 11        |               | 100 |
| GRANTOR: GEIB CAROL J & TIMOTH |            |              |        |        |           |               |     |
| GRANTEE: GEIB CAROL JEAN       |            |              |        |        |           |               |     |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                               |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2019] W24 FOP=[YR=2019] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2019] S6 E8 FGR=[YR=2019] S7 E21 N21 W21 S14\$ N6 W8\$ E8 N8 E21 N49\$. |  |  |  |  |  |  |  |  |  |