

LOT 96
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

MCCARTY JACOB & ALLISON
79344 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1604-0096-0000



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	11	CLAY TILE 70
Interior Floor	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	1,924	100	1,924	216,936
FGR	440	55	242	27,286
FOP	54	30	16	1,805
FOP	262	30	79	8,907
TOTALS	2,680		2,261	254,935

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	812.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,261	120.4959	114.47	258,817	2019	2019	0	0
1 SINGLE FAM - 100% - 2021 Heated Area: 1924 HX Base Yr 2021									
79344 PLUMMERS CREEK DR, YULEE									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	812.00	SF	6.50	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					254,935				
TOTAL MARKET OB/XF VALUE					5,172				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					315,107				
SOH/AGL Deduction					54,126				
ASSESSED VALUE					260,981				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					210,981				
TOTAL JUST VALUE					315,107				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					303,650				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004274	CO ISSUED	0	10/22/2019
19004274	NEW CONSTR	259,721	04/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2340/0170	2/14/2020	WD	Q	I	02	269,100	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:MCCARTY JACOB & ALL							
2289/1689	7/12/2019	WD	Q	V	05	172,000	
GRANTOR:BWC LAND PLUMMER LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W10 FOP=[YR=2019] N8 W17 S16 E14 U2 R2 N6 E1S W1 S6 D2 L2 W14 N16 W17 S63 E15 N8 FOP=[YR=2019] E9 FGR=[YR=2019] S11 E20 N22 W20 S11\$ N6 W9 S6\$ N6 E9 N5 E20 N36\$.									