

LOT 97
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

WHITCOMB WILLIAM J/WAGGONER MATTHEW D
79350 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1604-0097-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,300	100	2,300	260,555
FGR	399	55	219	24,809
FOP	50	30	15	1,699
FSP	298	40	119	13,481
TOTALS	3,047		2,653	300,545

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	800.00	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,653	121.0608	115.01	305,122	2019	2019	0	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2020 Heated Area: 2300 HX Base Yr 2020												
79350 PLUMMERS CREEK DR, YULEE												

79350 PLUMMERS CREEK DR, YULEE					XF DATE					LAND DATE	
					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
800.00	SF	6.50	6.50	100	2019	2019	3	98	5,096		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					300,545				
TOTAL MARKET OB/XF VALUE					5,096				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					360,641				
SOH/AGL Deduction					69,554				
ASSESSED VALUE					291,087				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					241,087				
TOTAL JUST VALUE					360,641				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					347,116				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009384	CO ISSUED	0	08/31/2019
19002346	NEW CONSTR	312,085	04/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2311/1531	9/25/2019	WD	Q	I	02	322,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WHITCOMB WILLIAM J						
2275/0937	5/15/2019	WD	Q	V	05	713,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W13 FSP=[YR=2019] N2 W17 S10 E1 S8 E16 N16\$ S16 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2019] S1 E8 FGR=[YR=2019] S5 E19 N21 W19 S16\$ N7 W7 S6 W1\$ E1 N6 E7 N9 E19 N48\$.									