LOT 99
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

ROSS ADAM & SARAH
79362 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1604-0099-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

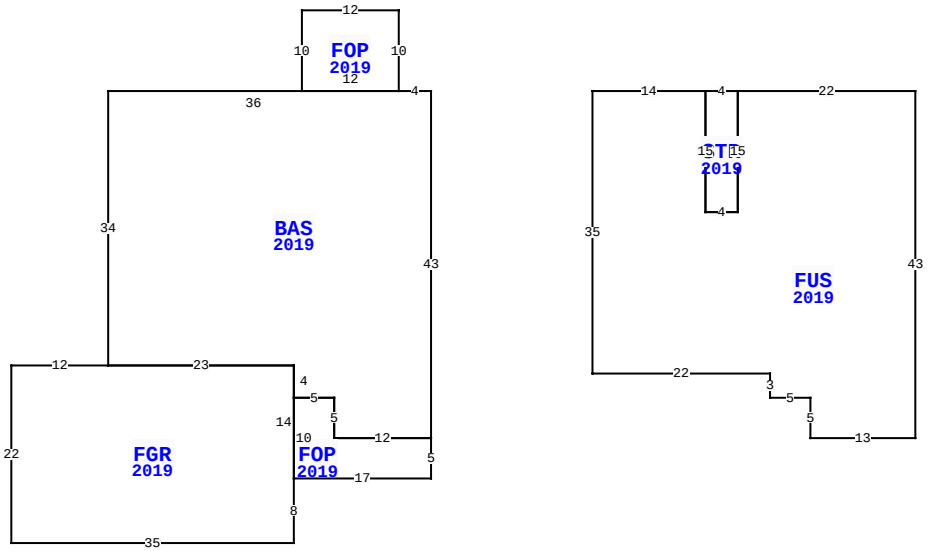
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	158,044
FGR	770	55	424	45,034
FOP	110	30	33	3,505
FOP	120	30	36	3,824
FUS	1,459	100	1,459	154,964
STR	60	10	6	637
TOTALS	4,007		3,446	366,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,446	113.5050	107.83	371,582	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 2947 HX Base Yr 2020



79362 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		366,008
TOTAL MARKET OB/XF VALUE		8,637
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		429,645
SOH/AGL Deduction		83,095
ASSESSED VALUE		346,550
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		296,550
TOTAL JUST VALUE		429,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011772	CO ISSUED	0	11/12/2019
19005327	NEW CONSTR	403,972	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2322/0183	11/26/2019	WD	Q	I	01	352,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ROSS ADAM & SARAH						
2289/1592	7/12/2019	WD	Q	V	01	59,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W4 FOP=[YR=2019] N10 W12 S10 E12$ W36 S34 FGR=[YR=2019] W12 S22 E35 N8 FOP=[YR=2019] E17 N5 W12 N5 W5 S10$ N14 W23$ E23 S4 E5 S5 E12 N43$ PTR=E20 FUS=[YR=2019] E14 STR=[YR=2019] E4 S15 W4 N15$ S15 E4 N15 E22 S43 W13 N5 W5 N3 W22 N35$ W20$.

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	100	0	0	885.00	SF	6.50	6.50	100	2019	2019	3	98	5,637	
2	0855	CONC PAVER	1	100	0	0	300.00	SF	10.00	10.00	100	2023	2022		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 8,637

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/07/2020 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS