LOT 100
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

CONLEY LASHELBY DOMINIQUE & EBONY IVORY
79368 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2024

12-2N-26-1604-0100-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

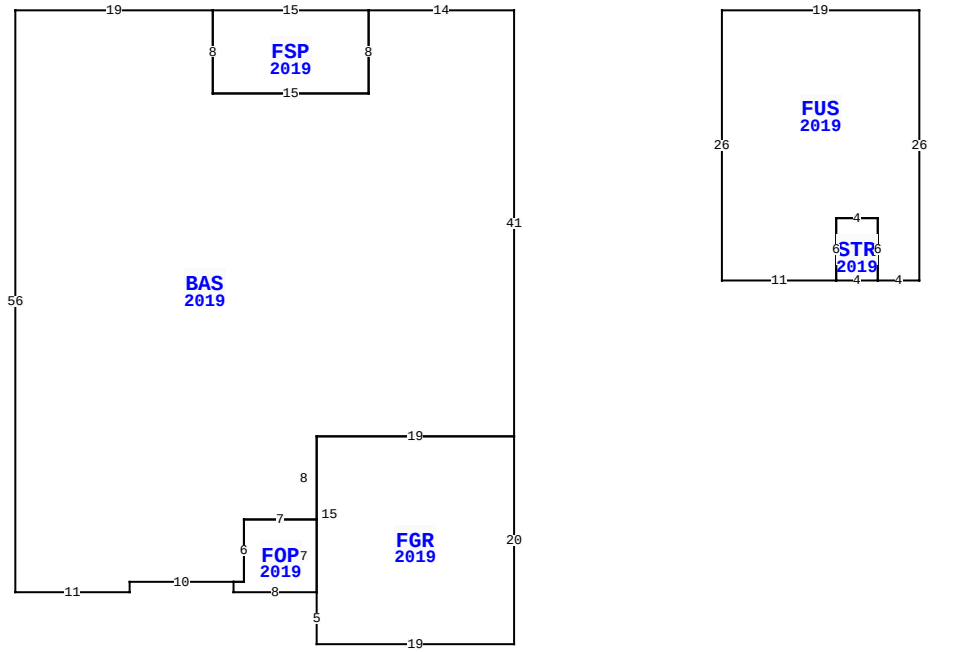
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	2,223	100	2,223	242,972
FGR	380	55	209	22,843
FOP	50	30	15	1,639
FSP	120	40	48	5,246
FUS	470	100	470	51,370
STR	24	10	2	219
TOTALS	3,267		2,967	324,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,967	116.8608	111.02	329,396	2019	2019	0	0	0	1.55	98.45

1 SINGLE FAM – 100% - 2022 Heated Area: 2693 HX Base Yr 2022



79368 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		324,290
TOTAL MARKET OB/XF VALUE		4,262
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		383,552
SOH/AGL Deduction		54,210
ASSESSED VALUE		329,342
TOTAL EXEMPTION VALUE	HX HB AM	180,870
BASE TAXABLE VALUE		148,472
TOTAL JUST VALUE		383,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012164	CO ISSUED	0	11/25/2019
19006446	NEW CONSTR	352,343	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2327/0768	12/19/2019	WD	Q	I	01	318,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CONLEY LASHELBY DOM						
2292/0961	7/19/2019	WD	U	V	11	100
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FSP=[YR=2019] W15 S8 E15 N8$ S8 W15 N8 W19 S56 E11 N1 E10 FOP=[YR=2019] S1 E8 FGR=[YR=2019] S5 E19 N20 W19 S15$ N7 W7 S6 W1$ E1 N6 E7 N8 E19 N41$ PTR=E20 FUS=[YR=2019] E19 S26 W4 STR=[YR=2019] W4 N6 E4 S6$ N6 W4 S6 W11 N26$ 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	669.00	SF	6.50	6.50	100	2019	2019	3	98	4,262	
2	0855	CONC PAVER	1	100	0	0	0.00	SF	10.00	10.00	100	2023	2022		100	0	

LAND DESCRIPTION

TOTAL OB/XF 4,262

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS