

LOT 101
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

JONES WALTER H JR & PENNY
79374 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2024

12-2N-26-1604-0101-0000



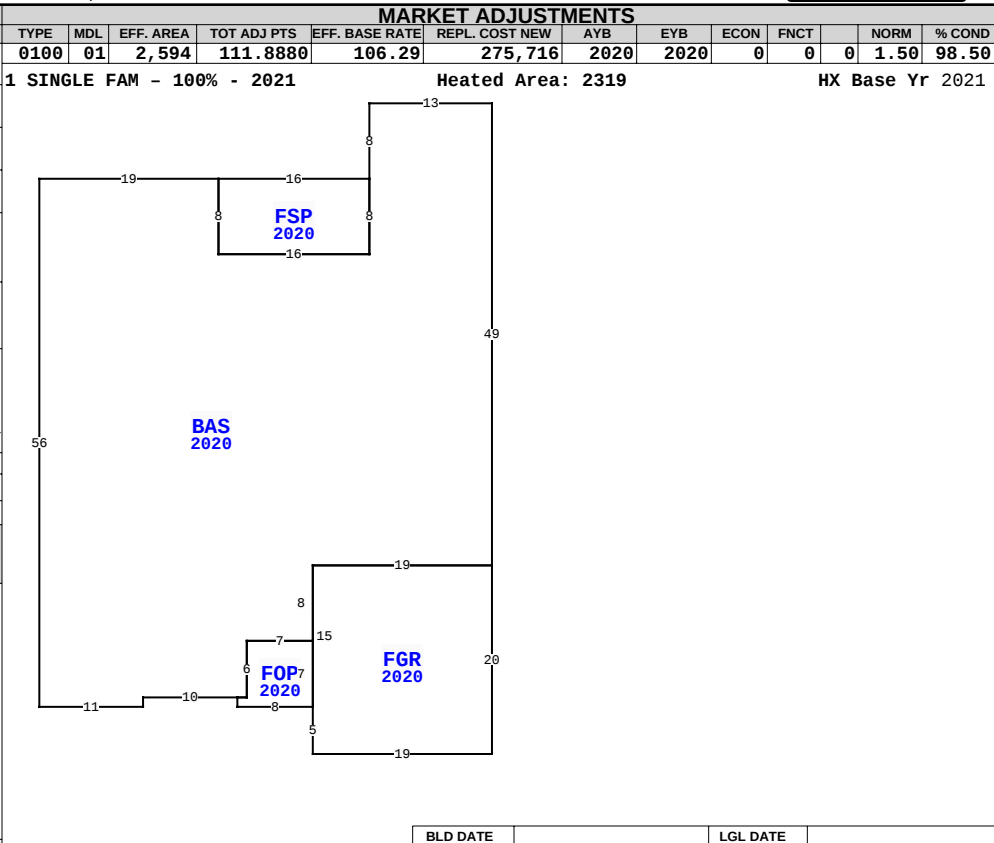
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,319	100	2,319	242,790
FGR	380	55	209	21,882
FOP	50	30	15	1,570
FSP	128	40	51	5,340
TOTALS	2,877		2,594	271,580

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0 100	0	0	802.00	SF	6.50	6.50	100	2020	2020	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000000	C	VAC RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00



79374 PLUMMERS CREEK DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF													
5,161													

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					271,580				
TOTAL MARKET OB/XF VALUE					5,161				
TOTAL LAND VALUE - MARKET					42,000				
TOTAL MARKET VALUE					318,741				
SOH/AGL Deduction					45,034				
ASSESSED VALUE					273,707				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					223,707				
TOTAL JUST VALUE					318,741				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					306,484				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011995	CO ISSUED	0	05/05/2020
19011995	NEW CONSTR	307,122	11/19/2019

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2427/1403	1/11/2021	QC	U	I	11	100			
GRANTOR: JONES WALTER H JR & P									
GRANTEE: JONES WALTER H JR &									
2363/1664	5/22/2020	WD	Q	I	01	300,500			
GRANTOR: DREAM FINDERS HOMES L									
GRANTEE: JONES WALTER H JR &									
BUILDING NOTES									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W13 S8 FSP=[YR=2020] W16 S8 E16 N8\$ S8 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2020] S1 E8 FGR=[YR=2020] S5 E19 N20 W19 S15\$ N7 W7 S6 W1\$ E1 N6 E7 N8 E19 N49\$.									