

LOT 104
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

LOVE SCOTT E & SCHERRY
79392 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1604-0104-0000



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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	2,526	100	2,526	255,728
FGR	622	55	342	34,624
FOP	65	30	20	2,025
FOP	208	30	62	6,276
FUS	383	100	383	38,775
STR	60	10	6	608

TOTALS	3,864		3,339	338,034
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	1,039.00	SF	5.20	5.20	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	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	3,339	108.1920	102.78	343,182	2019	2019	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2020											
Heated Area: 2909											
HX Base Yr 2020											

79392 PLUMMERS CREEK DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		338,034	
TOTAL MARKET OB/XF VALUE		5,295	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		398,329	
SOH/AGL Deduction		80,690	
ASSESSED VALUE		317,639	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		267,639	
TOTAL JUST VALUE		398,329	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		383,109	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001794	CO ISSUED	0	09/26/2019
19001036	NEW CONSTR	387,332	02/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2313/1978	10/10/2019	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: LOVE SCOTT E & SCHE					
2277/0539	5/24/2019	WD	Q	V	05
GRANTOR: BWC LAND PLUMMER LLC					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W17 FOP=[YR=2019] W16 S13 E16 N13\$ S13 W16 N13 U3 L3 W11 D3 L3 S67E13 FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$ PTR=E20 FUS=[YR=2019] E17 S23 W13 STR=[YR=2019] S8 W9 N4 E5 N6 E4 S2\$ N2 W4 N21\$ W20\$.											