

LOT 107
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

JETHRO JAY & FRANCES
79410 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2024

12-2N-26-1604-0107-0000



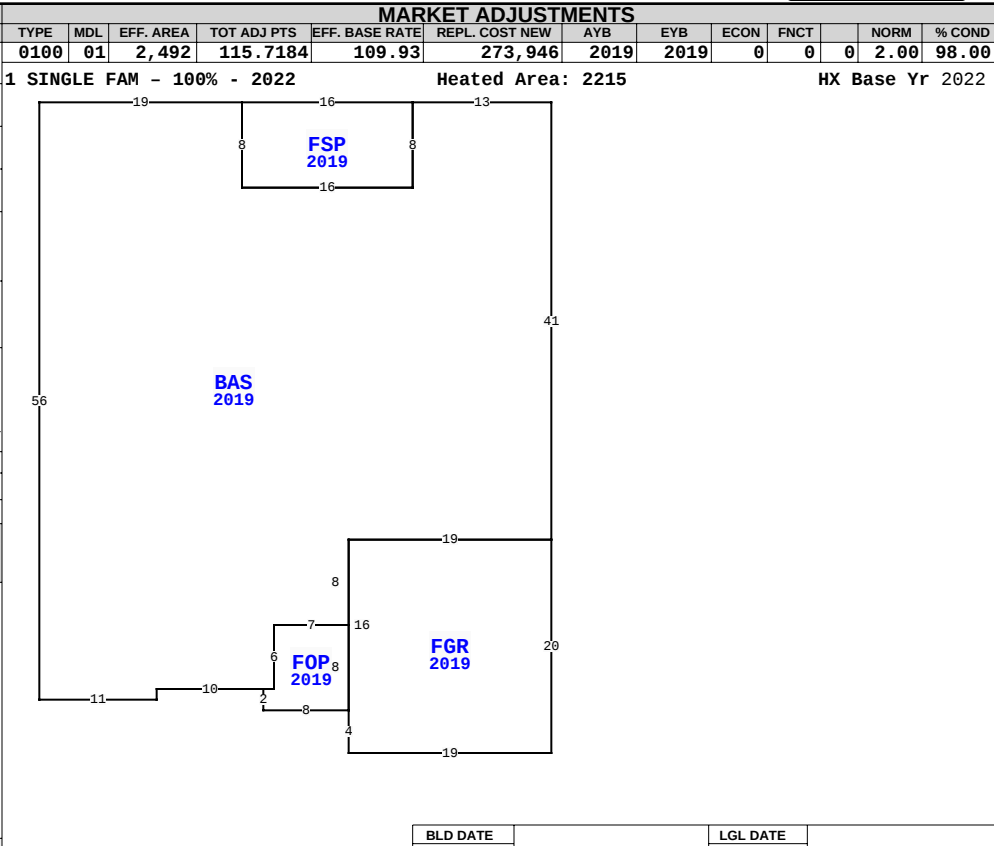
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	2,215	100	2,215	238,625
FGR	380	55	209	22,516
FOP	58	30	17	1,832
FSP	128	40	51	5,494
TOTALS	2,781		2,492	268,467

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	791.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
4	0462	ST/AL FNC	0	100	0	0	284.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



TOTAL OB/XF											
12,258											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

TOTAL OB/XF											
12,258											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
VALUATION BY											
STANDARD											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
268,467											
TOTAL MARKET OB/XF VALUE											
12,258											
TOTAL LAND VALUE - MARKET											
55,000											
TOTAL MARKET VALUE											
335,725											
SOH/AGL Deduction											
106,512											
ASSESSED VALUE											
229,213											
TOTAL EXEMPTION VALUE											
HX HB 50,000											
BASE TAXABLE VALUE											
179,213											
TOTAL JUST VALUE											
335,725											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
323,803											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007120	CO ISSUED	0	07/03/2019
1900552	NEW CONSTR	289,876	02/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2480/1559	7/16/2021	WD	Q	I	01	370,000	
GRANTOR: PERRY JAY N & CANDICE							
GRANTEE: JETHRO JAY & FRANCE							
2291/1690	7/11/2019	WD	Q	I	01	301,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: PERRY JAY N & CANDI							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2019] W13 FSP=[YR=2019] W16 S8 E16 N8\$ S8 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2019] S2 E8 FGR=[YR=2019] S4 E19 N20 W19 S16\$ N8 W7 S6 W1\$ E1 N6 E7 N8 E19 N41\$.											