

LOT 109
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

GREGORY DOUGLAS J & PAULINE B
79422 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2024

12-2N-26-1604-0109-0000



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		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	2,584	100	2,584	276,795
FGR	622	55	342	36,635
FOP	81	30	24	2,571
FOP	208	30	62	6,642
FUS	375	100	375	40,169
STR	56	10	6	643

TOTALS	3,926		3,393	363,454
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	1,066.00	SF	5.20	5.20

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,393	114.4710	108.75	368,989	2019	2019	0	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2020 Heated Area: 2959 HX Base Yr 2020												

TOTAL OB/XF 5,432												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		363,454	
TOTAL MARKET OB/XF VALUE		5,432	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		423,886	
SOH/AGL Deduction		81,518	
ASSESSED VALUE		342,368	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		292,368	
TOTAL JUST VALUE		423,886	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		407,514	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007198	CO ISSUED	0	07/05/2019
19000560	NEW CONSTR	391,311	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2293/1884	7/22/2019	WD	Q	I	01	368,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GREGORY DOUGLAS J &						
2258/1643	2/28/2019	WD	Q	V	05	472,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

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

BUILDING DIMENSIONS												
BAS=[YR=2019] W17 FOP=[YR=2019] W16 S13 E16 N13\$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E13 FOP=[YR=2019] S3 E9 N1 FGR=[YR=2019] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N10 W7 S8 W1\$ E1 N8 E7 N11 E22 S1 E7 N49 \$ PTR=E20 FUS=[YR=2019] E17 S23 W13 STR=[YR=2019] S6 W8 N4 E4 N6 E4 S4\$ N4 W4 N19\$ W20\$.												