



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,128	100	2024
FGR	449	55	2024
FOP	130	30	2024
FOP	173	30	2024
FUS	906	100	2024
STR	30	10	2024
TOTALS	2,816		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,375	117.5118	117.51	279,086	2024	2024	0	0	0.00	100.00

1 SINGLE FAM - 100% - 2025 Heated Area: 2034 HX Base Yr 2025

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			279,086
TOTAL MARKET OB/XF VALUE			9,619
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			353,705
SOH/AGL Deduction			128,898
ASSESSED VALUE			224,807
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			174,085
TOTAL JUST VALUE			353,705
NCON VALUE			288,705
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003835	NEW SFR TOTAL SQ	332,189	04/04/2024
240003835	CO		04/04/2024
B230014774		332,189	11/16/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/765	4/19/2024	WD	Q	I	02	417,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CARTER KELAN MICHAEL						
2673/1857	10/11/2023	SW	Q	V	05	230,500
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES		75216 PLUMBAGO TRC, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0810	CONCRETE A	0 100
2	0462	ST/AL FNC	0 100
3	0463	FENCE GATE	0 100

L	OB/XF	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	649.00	UT	6.50	6.50	100	2025	2024		100	4,219	
2	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00	10.00	100	2025	2024		100	4,800	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=40,58] E23 S4 E7 N35 W13 N10 W17 S41 \$	
FUS=[YR=2024;ORIG=0,31] E30 S31 W9 N3 W10 S3 W5 S1 W6 N32 \$	
FGR=[YR=2024;ORIG=63,58] W23 S21 E21 N17 E2 N4 \$	
POP=[YR=2024;ORIG=70,27] W13 N10 E13 S10 \$	
FOP=[YR=2024;ORIG=61,62] S17 W1 S2 E10 N19 W7 W2 \$	
STR=[YR=2024;ORIG=11,59] E10 S3 W10 N3 \$	

LAND DESCRIPTION		TOTAL OB/XF 9,619																						
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	45.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							