LOT 5
IN OR 2000/348
PLUMMER CREEK #1 PB 8/28

**HINCHLIFFE BENJAMIN**
96098 SCARLET OAKS COURT
YULEE, FL 32097

**2025**

**12-2N-26-1601-0005-0000**

## 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 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

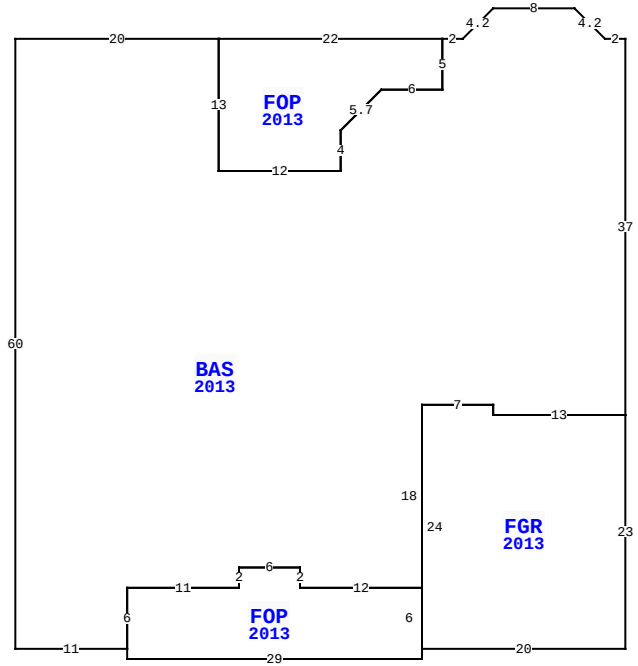
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,766 | 100 | 2013 | 2,766 | 305,627 |
| FGR | 467 | 55 | 2013 | 257 | 28,397 |
| FOP | 214 | 30 | 2013 | 64 | 7,072 |
| FOP | 215 | 30 | 2013 | 64 | 7,072 |
| TOTALS | 3,662 | | | 3,151 | 348,168 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,151 | 116.3064 | 116.31 | 366,493 | 2013 | 2013 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 2766 HX Base Yr




79921 PLUMMERS CREEK DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/04/2025 MLU |
| INC DATE | | AG DATE | |

## EXTRA FEATURES

| LN | OB/XF CODE | 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 | 0 | 0 | 0 | 830.00 | SF | 6.50 | 6.50 | 100 | 2013 | 2013 | 3 | 93 | 5,017 | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 348,168 |
| TOTAL MARKET OB/XF VALUE | 5,017 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 413,185 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 413,185 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 413,185 |
| TOTAL JUST VALUE | 413,185 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 392,558 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1327282 | CO ISSUED | 0 | 09/20/2013 |
| B1327282 | NEW CONSTR | 322,989 | 06/01/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2000/0348 | 8/20/2015 | QC | U | I | 11 | 100 |
| GRANTOR: HINCHLIFFE FARRAH E | | | | | | |
| GRANTEE: HINCHLIFFE BENJAMIN | | | | | | |
| 1887/1086 | 10/28/2013 | WD | Q | I | 01 | 231,000 |
| GRANTOR: ADVANTAGE HOME BUILDE | | | | | | |
| GRANTEE: HINCHLIFFE FARRAH E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013] W2 U3 L3 W8 D3 L3 W2 FOP=[YR=2013] W22 S13 E12 N4 U4 R4 E6 N5$ S5 W6 D4 L4 S4 W12 N13 W20 S60 E11 FOP=[YR=2013] S1 E29 N1 FGR=[YR=2013] E20 N23 W13 N1 W7 S24$ N6 W12 N2 W6 S2 W11 S6 $ N6 E11 N2 E6 S2 E12 N18 E7 S1 E13 N37$.

## LAND DESCRIPTION

TOTAL OB/XF 5,017

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS