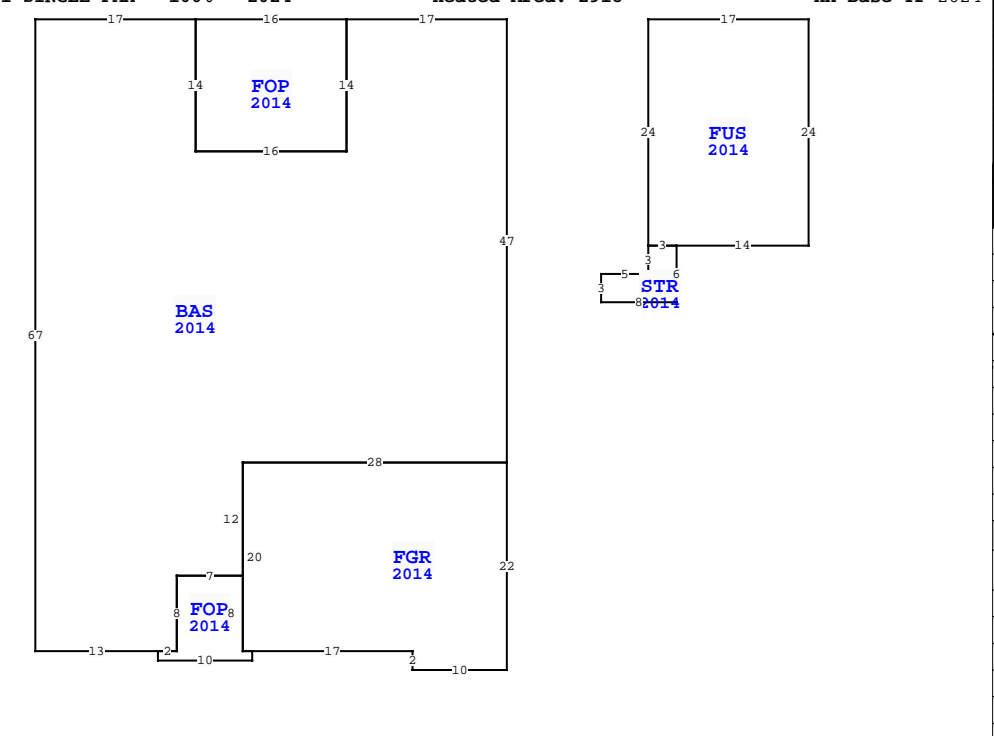


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,327	114.6642	114.66	381,474	2014	2014	0	0	0	4.55	95.45



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	2,510	100	2014	2,510	274,702
FGR	580	55	2014	319	34,913
FOP	66	30	2014	20	2,189
FOP	224	30	2014	67	7,332
FUS	408	100	2014	408	44,652
STR	33	10	2014	3	328
TOTALS	3,821			3,327	364,117

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE			364,117	
TOTAL MARKET OB/XF VALUE			6,697	
TOTAL LAND VALUE - MARKET			60,000	
TOTAL MARKET VALUE			430,814	
SOH/AGL Deduction			9,438	
ASSESSED VALUE			421,376	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			370,654	
TOTAL JUST VALUE			430,814	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			409,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328164	NEW CONSTR	348,749	12/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2683/1642	12/08/2023	WD	Q	I	01	520,000
GRANTOR: FITTS SARA L						
GRANTEE: GOUDY ROBERT DAVID						
2190/1206	4/16/2018	WD	Q	I	01	339,000
GRANTOR: NICHOLS RYAN K & BRIT						
GRANTEE: FITTS SARA L						

EXTRA FEATURES																
L N	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	100	0	1,096.00	SF	6.50	6.50	100	2014	2014	3	94	6,697	

79660 PLUMMERS CREEK DR, YULEE	BLD DATE	LGL DATE	04/04/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2014] W17 FOP=[YR=2014] W16 S14 E16 N14\$ S14 W16 N14 W17 S67 E13 FOP=[YR=2014] S1 E10 N1 FGR=[YR=2014] E17 S2 E10 N22 W28 S20 E1\$ W1 N8 W7 S8 W2\$ E2 N8 E7 N12 E28 N47\$ PTR=E15 FUS=[YR=2014] E17 S24 W14 STR=[YR=2014] S6 W8 N3 E5 N3 E3\$ W3 N24\$ W15\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000								