

HARVEY JENNIFER D
79866 PLUMMERS CREEK DR
YULEE, FL 32097

12-2N-26-1601-0096-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		10	ABOVE AVG 100		0100	01	2,633	124.99	20	124.99	329,099	2014	2014		0	0	4.50	95.50	VALUATION BY					STANDARD										
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2015										Heated Area: 2349					HX Base Yr 2015					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					314,290									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					49,285									
Interior Floor		11	CLAY TILE 100																	TOTAL LAND VALUE - MARKET					60,000									
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE					423,575									
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction					155,909									
Bedrooms			5 100																	ASSESSED VALUE					267,666									
Bathrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB					50,722				
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE					216,944									
Stories		1.	1. 100																	TOTAL JUST VALUE					423,575									
Units			0 100																	NCON VALUE					0									
Occupancy		00	NONE 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					405,685																								
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	2,349	100	2014	2,349	280,390																													
FGR	420	55	2014	231	27,574																													
FOP	50	30	2014	15	1,791																													
FOP	128	30	2014	38	4,536																													
TOTALS		2,947			2,633	314,290																												
EXTRA FEATURES					79866 PLUMMERS CREEK DR, YULEE															BLD DATE				LGL DATE		04/04/2025		MLU						
																				XF DATE				LAND DATE										
																				INC DATE				AG DATE										
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	0	732.00	SF	6.50	6.50	100	2014	2014	3	94	4,473																		
2	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2014	2014	3	85	2,448																		
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920																		
4	0861	POOL GUNIT	0	100	0	0	394.00	SF	85.00	85.00	100	2016	2016	3	78	26,122																		
5	0855	CONC PAVER	0	100	0	0	914.00	SF	10.00	10.00	100	2016	2016	3	95	8,683																		
6	0476	VF 6 SBPL	0	100	0	0	198.00	LF	32.00	32.00	100	2016	2016	3	89	5,639																		
LAND DESCRIPTION					TOTAL OB/XF															49,285														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000																	