

RAU MARCUS JR & AMANDA
79547 PLUMMER CREEK DR
YULEE, FL 32097

12-2N-26-1602-0004-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4							
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		2,646		120.4560		120.46		318,737		2016		2016		0		0		0		3.50		96.50		VALUATION BY					STANDARD				
Roof Structur		08		IRREGULAR 100		1		SINGLE FAM - 100% - 2017								Heated Area: 2316												HX Base Yr 2017		Tax Group: 4					Tax Dist:						
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					307,581						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					9,618						
Interior Floo		11		CLAY TILE 50																										TOTAL LAND VALUE - MARKET					60,000						
Interior Floo		14		CARPET 50																										TOTAL MARKET VALUE					377,199						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					135,525						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					241,674						
Bedrooms				5 100																										TOTAL EXEMPTION VALUE					HX HB 50,722						
Bathrooms				3 100																										BASE TAXABLE VALUE					190,952						
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					377,199						
Stories		0		0 100																										NCON VALUE					0						
Units		0		0 100																										INCOME VALUE											
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE					358,423						
Quality		04		Quality Level 04																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC				5013.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		2,316		100		2016		2,316		269,221																															
FGR		399		55		2016		219		25,458																															
FOP		50		30		2016		15		1,744																															
FSP		240		40		2020		96		11,159																															
TOTALS		3,005						2,646		307,581																															
EXTRA FEATURES										79547 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	0811	CONCRETE B	0	100	0	0	732.00		SF	5.20	5.20		100	2016	2016	3	95	3,616																							
2	0476	VF 6 SBPL	0	100	0	0	192.00		LF	32.00	32.00		100	2016	2016	3	89	5,468																							
3	0470	VNYL GATE	0	100	0	0	2.00		UT	300.00	300.00		100	2016	2016	3	89	534																							