LOT 10
PLUMMER CREEK PHASE TWO A
PBK 8/142

OILVERA MANUEL
238 W RENWICK RD
AZUSA, CA 91702

2025

12-2N-26-1602-0010-0000

BUILDING CHARACTERISTICS

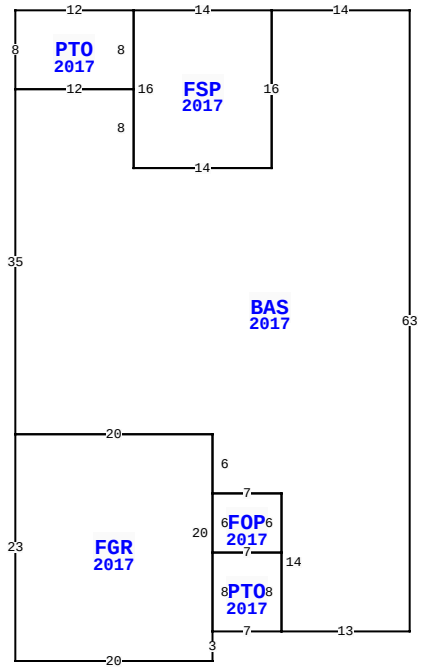
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,702	100	2017	1,702	208,670
FGR	460	55	2017	253	31,018
FOP	42	30	2017	13	1,594
FSP	224	40	2017	90	11,034
PTO	56	5	2017	3	367
PTO	96	5	2017	5	613
TOTALS	2,580			2,066	253,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,066	126.4641	126.46	261,266	2017	2017	0	0	0	3.05	96.95

1 SINGLE FAM – 0% - 2025 Heated Area: 1702 HX Base Yr



79511 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	253,297
TOTAL MARKET OB/XF VALUE	4,424
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	317,721
SOH/AGL Deduction	0
ASSESSED VALUE	317,721
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,721
TOTAL JUST VALUE	317,721
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633595	CO ISSUED	0	01/04/2017
B1633595	ADDITION	1,400	12/01/2016
B1633007	NEW CONSTR	233,075	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2688/1851	1/12/2024	WD	Q	I	01	389,000
GRANTOR: DAVID WAYNE JOYE						
GRANTEE: OILVERA MANUEL						
2521/0853	12/13/2021	WD	Q	I	02	360,000
GRANTOR: MAY LAWRENCE JR						
GRANTEE: JOYE DAVID WAYNE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 FSP=[YR=2017] W14 PTO=[YR=2017] W12 S8 E12 N8$ S16 E14 N16$ S16 W14 N8W12 S35 FGR=[YR=2017] S23 E20 N3 PTO=[YR=2017] E7 N8 FOP=[YR=2017] N6 W7 S6 E7$ W7 S8$ N20 W20$ E20S6 E7 S14 E13 N63$.

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	709.00	SF	6.50	6.50	100	2017	2017	3	96	4,424	

LAND DESCRIPTION

TOTAL OB/XF 4,424

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 07/09/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS