

LOT 66
IN OR 2128/1108
PLUMMER CREEK PHASE TWO A

GRAVES WILLIAM H & ASHLEY P
79538 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2025

12-2N-26-1602-0066-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,312	100	2017	2,312	254,316
FGR	399	55	2017	219	24,090
FOP	101	30	2017	30	3,300
FOP	240	30	2017	72	7,920
TOTALS	3,052			2,633	289,625

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	0	0			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,633	113.4000	113.40	298,582	2017	2017	0	0
1 SINGLE FAM - 100% - 2018									
Heated Area: 2312									
HX Base Yr 2018									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	0	0			

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	0	0			

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
STANDARD									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
289,625									
TOTAL MARKET OB/XF VALUE									
5,142									
TOTAL LAND VALUE - MARKET									
60,000									
TOTAL MARKET VALUE									
354,767									
SOH/AGL Deduction									
103,632									
ASSESSED VALUE									
251,135									
TOTAL EXEMPTION VALUE									
50,722									
BASE TAXABLE VALUE									
200,413									
TOTAL JUST VALUE									
354,767									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
336,757									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1705345	CO ISSUED	0	06/15/2017
B1633315	NEW CONSTR	286,563	10/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2128/1108	6/19/2017	WD	Q	I	01	254,500	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:GRAVES WILLIAM H &							
2097/0668	1/25/2017	WD	Q	V	05	215,000	
GRANTOR:BWC LAND PLUMMER LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W14 FOP=[YR=2017] W15 S16 E15 N16\$ S16 W15 N8 W19 S56 E11 FOP=[YR=2017] S2 E18 FGR=[YR=2017] S3 E19 N21 W19 S18\$ N9 W7 S3 D3 L3 W8 S1\$ N1 E8 U3 R3 N3 E7 N9 E19 N48\$.									