LOT 71
PLUMMER CREEK PHASE TWO A
PBK 8/142

ELY JACOB M & AMANDA J
75297 SEMPER FI DR
YULEE, FL 32097

2025

12-2N-26-1602-0071-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

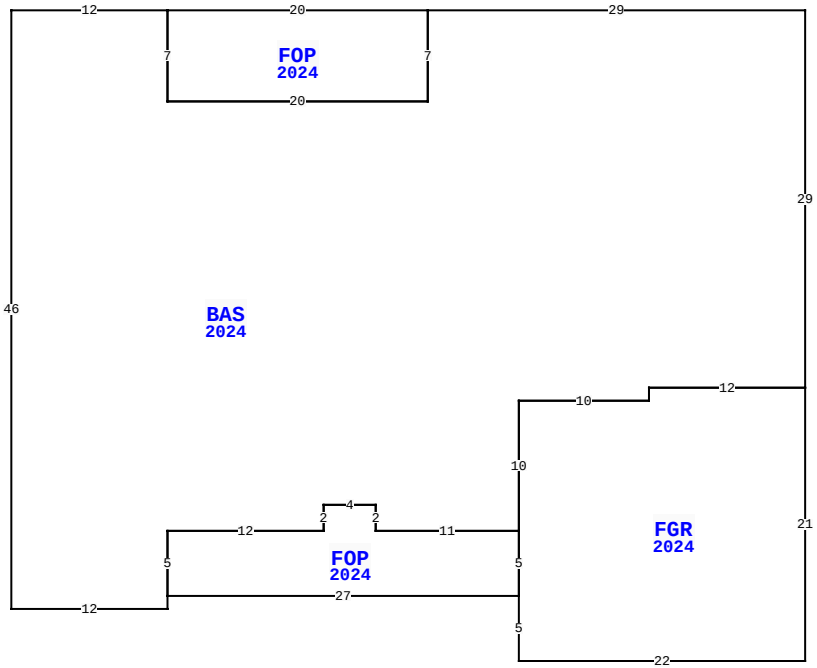
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,132	100	2024	2,132	284,899
FGR	452	55	2024	249	33,274
FOP	140	30	2024	42	5,612
FOP	143	30	2024	43	5,746
TOTALS	2,867			2,466	329,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,466	101.2320	133.63	329,532	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2132 HX Base Yr 2025



75297 SEMPER FI DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		329,532
TOTAL MARKET OB/XF VALUE		2,568
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		392,100
SOH/AGL Deduction		19,100
ASSESSED VALUE		373,000
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		322,278
TOTAL JUST VALUE		392,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220005638	CO	341,421	12/05/2023
B230023	NEW CONSTR	341,421	01/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2574/0491	6/16/2022	SW	Q	V	01	75,000
GRANTOR: CLASS INVESTMENTS COM						
GRANTEE: ELY JACOB M & AMAND						
2553/0856	3/31/2022	SW	Q	V	01	55,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: CLASS INVESTMENTS C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=28,14] S7 E20 N7 E29 S29 W12 S1 W10 S10 W11 N2 W4 S2 W12 S5 S1 W12 N46 E12 $
FOP=[YR=2024;ORIG=55,59] N5 W11 N2 W4 S2 W12 S5 E27 $
FGR=[YR=2024;ORIG=55,64] N5 N5 N10 E10 N1 E12 S21 W22 $
FOP=[YR=2024;ORIG=28,21] E20 N7 W20 S7 $
.

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	100	0	0	395.00	SF	6.50	6.50	100	2024	2023		100	2,568	

LAND DESCRIPTION

TOTAL OB/XF 2,568

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 11/21/2023 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS