LOT 17
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

SALZER GROVER WECHSLER III & WANDA EMMA
79317 PLUMMERS CREEK DRIVE
YULEE, FL 32097

**2025**

**12-2N-26-1604-0017-0000**

## BUILDING CHARACTERISTICS

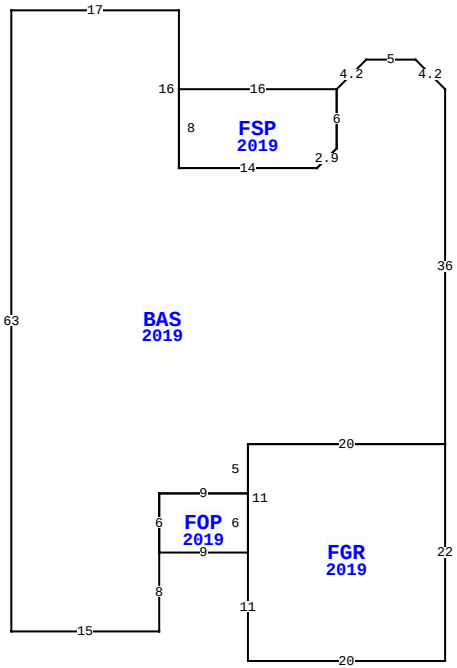
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 5015.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,948 | 100 | 2019 | 1,948 | 228,866 |
| FGR | 440 | 55 | 2019 | 242 | 28,432 |
| FOP | 54 | 30 | 2019 | 16 | 1,880 |
| FSP | 126 | 40 | 2019 | 50 | 5,874 |
| TOTALS | 2,568 | | | 2,256 | 265,052 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,256 | 120.4959 | 120.50 | 271,848 | 2019 | 2019 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1948 HX Base Yr 2021




79317 PLUMMERS CREEK 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 | | 265,052 |
| TOTAL MARKET OB/XF VALUE | | 4,502 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 329,554 |
| SOH/AGL Deduction | | 62,882 |
| ASSESSED VALUE | | 266,672 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 215,950 |
| TOTAL JUST VALUE | | 329,554 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 312,627 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19009125 | CO ISSUED | 0 | 12/09/2019 |
| 19006850 | NEW CONSTR | 262,586 | 08/01/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2327/0324 | 12/18/2019 | WD | Q | I | 02 | 281,857 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: SALZER GROVER WECHS | | | | | | |
| 2300/0291 | 8/23/2019 | WD | U | V | 30 | 280,000 |
| GRANTOR: BWC LAND PLUMMER LLC | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W5 D3 L3 FSP=[YR=2019] W16 S8E14 U2 R2 N6$ S6 D2 L2 W14 N16 W17 S63 E15 N8 FOP=[YR=2019] E9 FGR=[YR=2019] S11 E20 N22 W20 S11$ N6 W9 S6$ N6 E9 N5 E20 N36$.

## 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 | 714.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 97 | 4,502 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,502

| 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 04/14/2023 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS