

SPENCE ANDREW D & JESSICA L
79302 PLUMMER CREEK DRIVE
YULEE, FL 32097

12-2N-26-1604-0090-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03WD FR STUC 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floo Interior Floo Air Condition Heating Type0305111403COMP SHNGL 100 DRYWALL 100 CLAY TILE 70 CARPET 30 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame023 100 2 100 WOOD FRAME 100

Stories Units Occupancy1.0001. 100 0 100 NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5015.00

TOTALS2,5442,211259,765

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000764.00SF5.205.20100201920193973,854

20855CONC PAVER110000300.00SF10.0010.0010020232022992,970

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,211120.4959120.50266,426201920192019002.5097.50

SINGLE FAM - 100% - 2020Heated Area: 1904HX Base Yr 2020

BLD DATEXF DATEINC DATELGL DELAND DATEAG DATE04/04/2025MLU

TOTAL OB/XF6,824

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE259,765

TOTAL MARKET OB/XF VALUE6,824

TOTAL LAND VALUE - MARKET60,000

TOTAL MARKET VALUE326,589

SOH/AGL Deduction67,714

ASSESSED VALUE258,875

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE208,153

TOTAL JUST VALUE326,589

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE309,924

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUME / I / RSNSALE PRICE

2257/01022/20/2019WDQI01259,900

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:SPENCE ANDREW D & J

2229/073510/05/2018WDQVI05605,000

GRANTOR:BWC LAND PLUMMER LLC

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W11 FOP=[YR=2019] W16 S8 E14 U2 R2 N6\$ S6 D2 L2 W14 N16 W17 S63 E15 N8 FOP=[YR=2019] E9 FGR=[YR=2019] S11 E20 N23 W20 S12\$ N6 W9 S6\$ N6 E9 N6 E20 N35\$.

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSNUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100PUD0.000.001.00LT1.001.001.0060,000.0060,000.0060,000

REVIEW DATE01/06/2023BYKWA

Total Acres: 0.00Total Land Value: 60,000Market: 0Agricultural: 0Common: 60,000

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