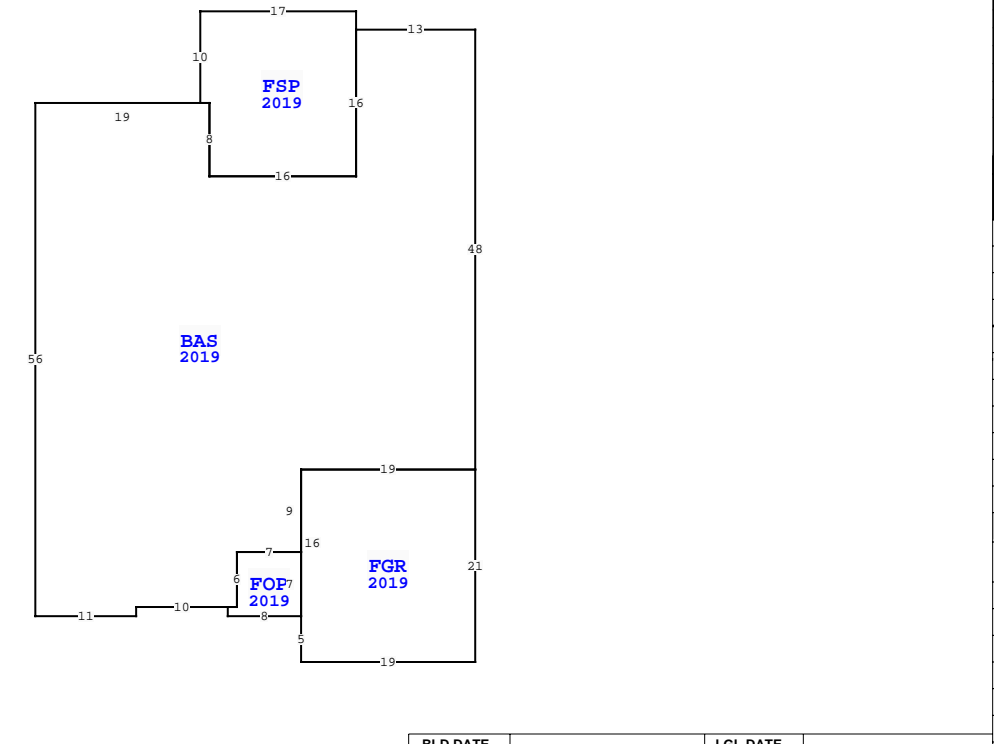


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,653	121.0608	121.06	321,172	2019	2019	0	0	0	2.00	98.00		



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	2,300	100	2019	2,300	272,869
FGR	399	55	2019	219	25,982
FOP	50	30	2019	15	1,780
FSP	298	40	2019	119	14,118
TOTALS	3,047			2,653	314,749

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				314,749
TOTAL MARKET OB/XF VALUE				5,044
TOTAL LAND VALUE - MARKET				60,000
TOTAL MARKET VALUE				379,793
SOH/AGL Deduction				80,264
ASSESSED VALUE				299,529
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				248,807
TOTAL JUST VALUE				379,793
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				360,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009384	CO ISSUED	0	08/31/2019
19002346	NEW CONSTR	312,085	04/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2311/1531	9/25/2019	WD Q	Q	I	02	322,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WHITCOMB WILLIAM J						
2275/0937	5/15/2019	WD Q	Q	V	05	713,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES														79350 PLUMMERS CREEK DR, YULEE		
L N	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	800.00	SF	6.50	6.50	100	2019	2019	3	97	5,044	

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

BUILDING DIMENSIONS									
BAS=[YR=2019] W13 FSP=[YR=2019] N2 W17 S10 E1 S8 E16 N16\$ S16 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2019] S1 E8 FGR=[YR=2019] S5 E19 N21 W19 S16\$ N7 W7 S6 W1\$ E1 N6 E7 N9 E19 N48\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							