

WHITEMORE TRUST/WHITEMORE JAMES MARK TRUSTEE
79609 PLUMMERS CREEK DR
YULEE, FL 32097

12-2N-26-1601-0039-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

10

ABOVE AVG 90

Exterior Wall

21

STONE 10

Roof Structure

08

IRREGULAR 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

5

100

Bathrooms

4

100

Frame Stories

02

WOOD FRAME 100

Units

2.

100

Occupancy

00

NONE 100

Quality

05

Quality Level 05

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

2,461

100

2015

2,461

291,561

FGR

609

55

2015

335

39,688

FOP

65

30

2015

20

2,369

FSP

224

40

2015

90

10,663

FUS

680

100

2015

680

80,562

STR

33

10

2015

3

355

TOTALS

4,072

3,589

425,198

EXTRA FEATURES

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

01/01/2023

BY CD

Total Acres:

0.00

Total Land Value:

65,000

Market:

0

Agricultural:

0

Common:

65,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

3,589

118.2060

124.12

445,467

2015

2015

0

0

0

4.55

95.45

HEATED AREA: 3141

HX Base Yr 2017

Diagram showing building footprint with dimensions and area labels: BAS 2015, FGR 2015, FOP 2015, FSP 2015, FUS 2015, STR 2015.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/09/2026

MLU

NAISSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

425,198

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

65,000

TOTAL MARKET VALUE

490,198

SOH/AGL Deduction

166,937

ASSESSED VALUE

323,261

TOTAL EXEMPTION VALUE

HX HB VX

56,411

BASE TAXABLE VALUE

266,850

TOTAL JUST VALUE

490,198

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

456,334

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2706/459

4/15/2024

WD U I

11

100

GRANTOR: WHITTEMORE MICHAEL B

GRANTEE: WHITTEMORE TRUST

2011/0575

10/23/2015

WD Q I

01

290,600

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: WHITTEMORE MICHAEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 FSP=[YR=2015] W16 S14 E16 N14\$ S14 W16 N14 W18 S46 FGR=[YR=2015] S21 E28 FOP=[YR=2015] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N21 W29\$ E29 S13 E7 S8 E14 N67\$ PTR=E20 FUS=[YR=2015] E17 S40 STR=[YR=2015] S3 E5 S3 W8 N6 E3\$ W17 N40\$ W20\$.