TRACT 2
IN OR 2195/294
ESMT IN OR 2621-1552

PLUNGIS RICHARD & CATHERINE
86055 MEADOWWOOD DRIVE
YULEE, FL 32097

2026

42-2N-27-4607-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

850736 US HWY 17, YULEE

BLD DATE	02/09/2022	KK	LGL DATE	05/11/2026 DC
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,667
TOTAL LAND VALUE - MARKET	200,344
TOTAL MARKET VALUE	203,011
SOH/AGL Deduction	59,473
ASSESSED VALUE	143,538
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,538
TOTAL JUST VALUE	203,011
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2195/0294	5/08/2018	WD	Q	V	02	100,300
GRANTOR: FIRST COAST CABLE CON						
GRANTEE: PLUNGIS RICHARD & C						
0605/0470	8/22/1990	WD	Q	V		45,000
GRANTOR: BLACKMON & SHEFFIELD						
GRANTEE: FIRST COAST CABLE						

BUILDING NOTES

BUILDING DIMENSIONS

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	0430	CL FNC 6B	0	0	0	0	590.00	LF	9.70	9.70	100	1992	1992	3	27	1,545	
2	0430	CL FNC 6B	0	0	0	0	123.00	LF	9.70	9.70	100	2020	2020	3	94	1,122	

LAND DESCRIPTION

TOTAL OB/XF 2,667

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	001001	C	V CM/XFOBT	0		CI	0.00	0.00	93,315.00	SF		1.00	1.00	0.50	4.25	2.13	198,294							
2	009600	C	WASTELAND	0		CI	0.00	0.00	0.82	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,050							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.82 Total Land Value: 200,344 Market: 0 Agricultural: 0 Common: 200,344 PRINTED 07/09/2026 BY SYS