LOT 8
IN OR 2026/1058
PLUMMER CREEK #1 PB 8/28

MARSHALL TIMOTHY & JESSICA FAYE
79889 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1601-0008-0000

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 Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

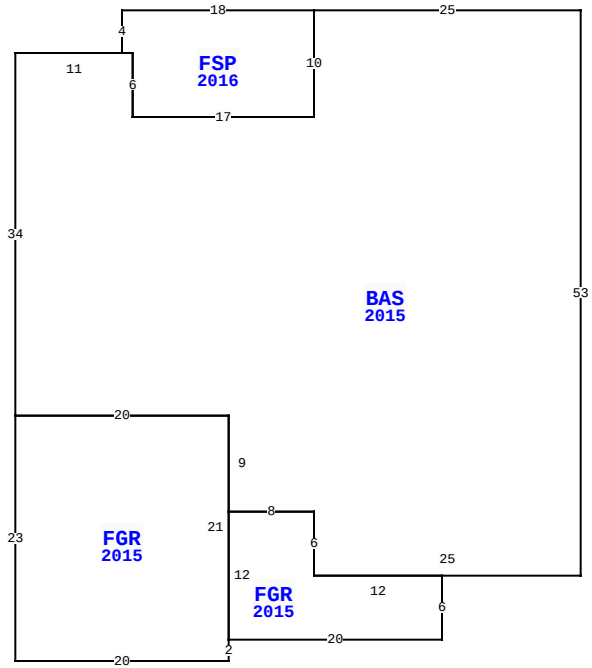
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,247	100	2,247	230,208
FGR	168	55	92	9,425
FGR	460	55	253	25,920
FSP	174	40	70	7,171
TOTALS	3,049		2,662	272,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,662	117.0288	105.62	281,160	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2247 HX Base Yr 2017



79889 PLUMMERS CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		272,725
TOTAL MARKET OB/XF VALUE		10,137
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		337,862
SOH/AGL Deduction		100,133
ASSESSED VALUE		237,729
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,729
TOTAL JUST VALUE		337,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529942	CO ISSUED	0	08/05/2015
B1529942	NEW CONSTR	277,535	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2026/1058	1/28/2016	WD	Q	I	02	222,900
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: MARSHALL TIMOTHY &						
1946/0913	11/06/2014	SW	U	V	30	74,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W25 FSP=[YR=2016] W18 S4 E1 S6 E17 N10$ S10 W17 N6 W11 S34 FGR=[YR=2015] S23 E20 N2 FGR=[YR=2015] E20 N6 W12 N6 W8 S12$ N21 W20$ E20 S9 E8 S6 E25 N53$.

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	676.00	SF	6.50	6.50	100	2015	2015	3	96	4,218	
2	1242	WD DECK A	0	100	0	0	170.00	SF	10.00	10.00	100	2016	2016	3	78	1,326	
3	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2016	2016	3	92	4,593	

LAND DESCRIPTION

TOTAL OB/XF 10,137

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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 09/12/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS