

LOT 41
IN OR 2046/276
PLUMMER CREEK #1 PB 8/28

CRIGGER RICHARD LEE & DIANA MYERS
79599 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1601-0041-0000



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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

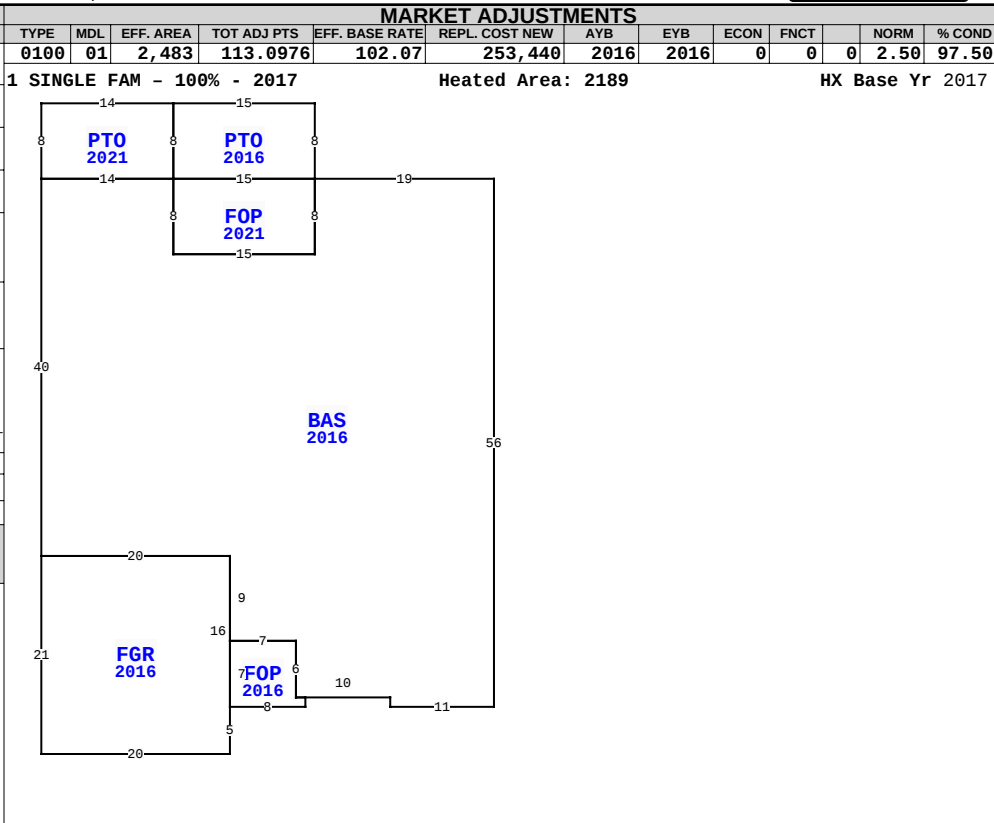
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,189	100	2,189	217,845
FGR	420	55	231	22,989
FOP	50	30	15	1,493
FOP	120	30	36	3,583
PTO	120	5	6	597
PTO	112	5	6	597

TOTALS	3,011		2,483	247,104
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	714.00	SF	6.50
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0476	VF 6 SBPL	0	100	0	0	68.00	LF	32.00
4	0475	VF 4 SBPL	0	100	0	0	99.00	LF	14.00
5	0911	SCRN RM A	0	100	8	15	120.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00



79599 PLUMMERS CREEK DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
11,989									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
SOH/AGL Deduction									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE HX HB									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008702	ADDITION	2,500	07/02/2021
B1631756	CO ISSUED	0	05/09/2016
B1631756	NEW CONSTR	273,307	02/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2046/0276	5/11/2016	WD	Q	I	01	236,400	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:CRIGGER RICHARD LEE							
2020/1388	12/23/2015	WD	Q	V	05	83,600	
GRANTOR:BWC LAND PLUMMER LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W19 PTO=[YR=2016] N8 W15 PTO=[YR=2021] W14 S8 E14 N8\$ S8 FOP=[YR=2021] S8 E15 N8 W15\$ E15\$ S8 W15 N8 W14 S40 FGR=[YR=2016] S21 E20 N5 FOP=[YR=2016] E8 N1 W1 N6 W7 S7\$ N16W20\$ E20 S9 E7 S6 E10 S1 E11 N56\$.									