

LOT 11
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

RILEY NICOLAS & NANCY
79371 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1604-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

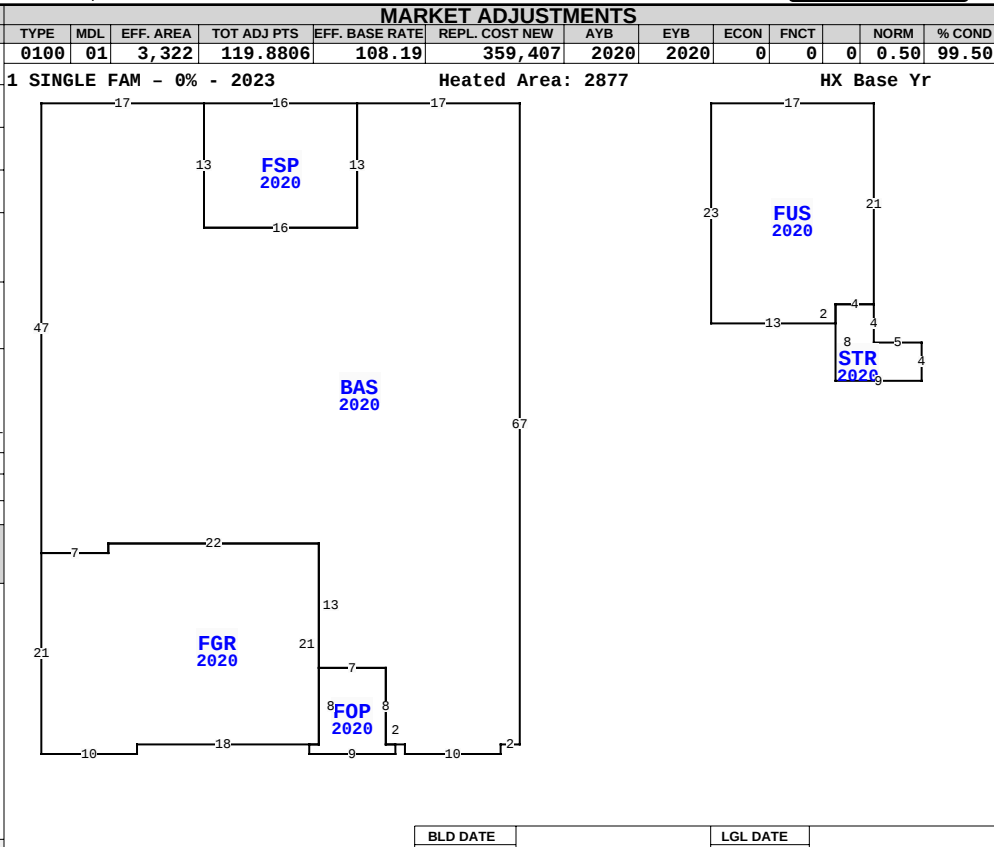
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,494	100	2,494	268,477
FGR	612	55	337	36,278
FOP	65	30	20	2,153
FSP	208	40	83	8,935
FUS	383	100	383	41,230
STR	52	10	5	538

TOTALS	3,814		3,322	357,610
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	1,052.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	0	0	0	84.00	LF	32.00	32.00	
3	0855	CONC PAVER	1	0	0	0	225.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			0.00	0.00	1.00	LT	



79371 PLUMMERS CREEK DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
10,300											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	357,610		
TOTAL MARKET OB/XF VALUE	10,300		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	422,910		
SOH/AGL Deduction	0		
ASSESSED VALUE	422,910		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	422,910		
TOTAL JUST VALUE	422,910		
NCON VALUE	2,250		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	352,645		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011511	CO ISSUED	0	03/10/2020
19011511	NEW CONSTR	387,788	11/04/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2567/1671	5/27/2022	WD Q	I	I	01
GRANTOR: BENNETT ZAMONE & JENN					
GRANTEE: RILEY NICOLAS & NAN					
2351/0263	3/27/2020	WD Q	I	I	02
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: BENNETT ZAMONE & JE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W17 FSP=[YR=2020] W16 S13 E16 N13\$ S13 W16 N13 W17 S47 FGR=[YR=2020] S21 E10 N1 E18 FOP=[YR=2020] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N21 W22 S1 W7\$ E7 N1E22 S13 E7 S8 E2 S1 E10 N1 E2 N67\$ PTR=E20 FUS=[YR=2020] E17 S21 STR=[YR=2020] S4 E5 S4 W9 N8 E4\$ W4 S2 W13 N23\$ W20\$.											