LOT 20
IN OR 1975/327
PLUMMER CREEK #1 PB 8/28

WHITNEY MELISSA L & DARRELL L
79795 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1601-0020-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

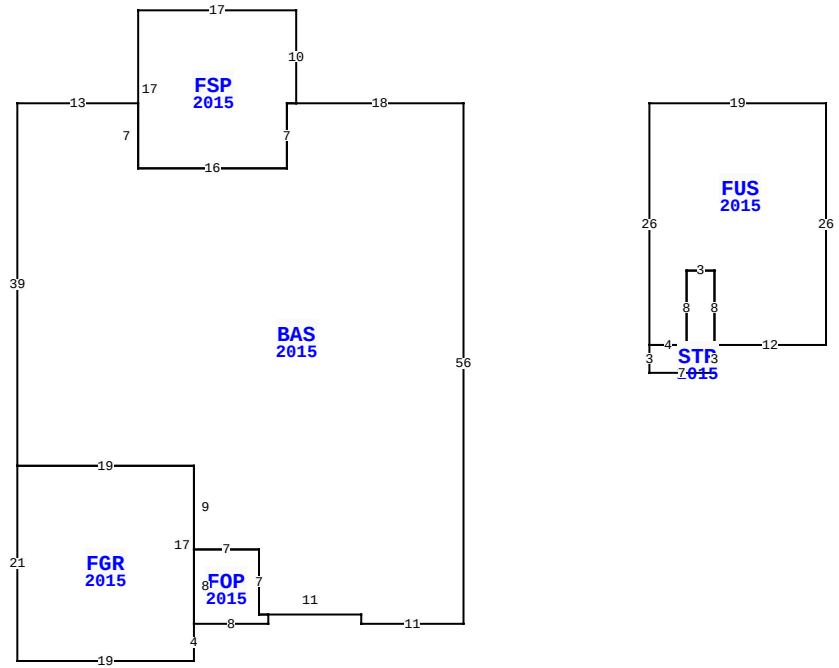
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,186	100	2,186	225,525
FGR	399	55	219	22,594
FOP	57	30	17	1,753
FSP	282	40	113	11,658
FUS	470	100	470	48,489
STR	45	10	4	413
TOTALS	3,439		3,009	310,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,009	112.5390	106.91	321,692	2015	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2017 Heated Area: 2656 HX Base Yr 2017



79795 PLUMMERS CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		310,433
TOTAL MARKET OB/XF VALUE		4,551
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		369,984
SOH/AGL Deduction		111,168
ASSESSED VALUE		258,816
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		208,816
TOTAL JUST VALUE		369,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529802	CO ISSUED	0	04/16/2015
B1529802	NEW CONSTR	0	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1975/0327	4/10/2015	WD	Q	I	02	253,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WHITNEY MELISSA L &						
1954/0742	12/18/2014	WD	Q	V	05	248,900
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W18 FSP=[YR=2015] N10 W17 S17 E16 N7 E1$ W1 S7 W16 N7 W13 S39 FGR=[YR=2015] S21 E19 N4 FOP=[YR=2015] E8 N1 W1 N7 W7 S8$ N17 W19$ E19 S9 E7 S7 E11 S1 E11 N56$ PTR= E20 FUS=[YR=2015] E19 S26 W12 STR=[YR=2015] S3 W7 N3 E4 N8 E3 S8$ N8 W3 S8 W4 N26$ W20$.

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
1	0810	CONCRETE A	0	100	0	0	737.00	SF	6.50	6.50	100	2015	2015	3	95	4,551	

LAND DESCRIPTION

TOTAL OB/XF 4,551

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
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 05/26/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS