

LOT 1
IN OR 1908/1644
PLUMMER CREEK #1 PB 8/28

BLOCK DENNIS & NATALIE
79945 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1601-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 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		5 100
Bathrooms		4 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,321	100	2013	2,321	257,935
FGR	632	55	2013	348	38,674
FOP	50	30	2013	15	1,667
FOP	232	30	2013	70	7,780
FUS	494	100	2013	494	54,899

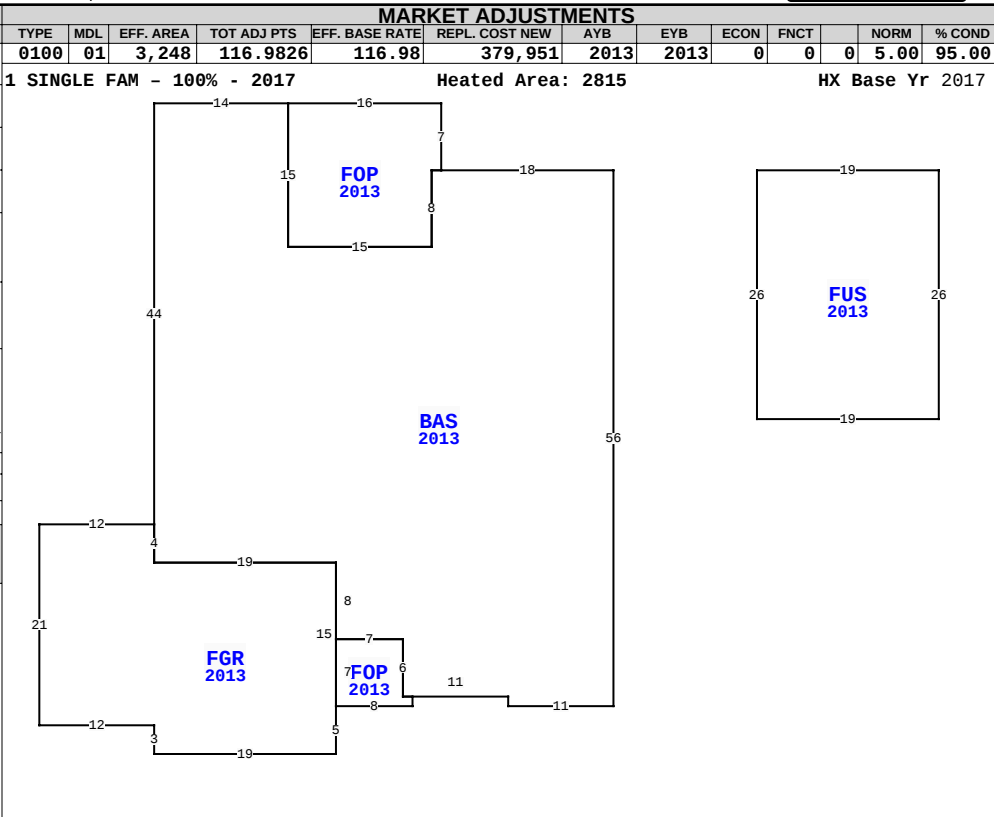
TOTALS 3,729 3,248 360,953

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	0812	CONCRETE C	0	100	0	0	1,299.00	SF	4.00	4.00	100	2013	2013	3	93	4,832	
2	0855	CONC PAVER	0	100	0	0	790.00	SF	10.00	10.00	100	2017	2017	3	96	7,584	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							



79945 PLUMMERS CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF 12,416

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		360,953
TOTAL MARKET OB/XF VALUE		12,416
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		433,369
SOH/AGL Deduction		185,246
ASSESSED VALUE		248,123
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		197,401
TOTAL JUST VALUE		433,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226728	CO ISSUED	0	05/28/2013
P16335	NEW CONSTR	0	01/01/2013
B1226728	NEW CONSTR	326,933	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1908/1644	3/17/2014	WD	Q	I	02	290,000

GRANTOR: DREAM FINDERS HOMES L
GRANTEE: BLOCK DENNIS & NATA
1828/1206 11/30/2012 WD U V 30 105,500
GRANTOR: BWC LAND PLUMMER LLC
GRANTEE: DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W18 FOP=[YR=2013] N7 W16 S15 E15 N8 E1\$ W1 S8 W15 N15 W14 S44 FGR=[YR=2013] W12 S21 E12 S3 E19 N5 FOP=[YR=2013] E8 N1 W1 N6 W7 S7\$ N15 W19 N4\$ S4 E19 S8 E7 S6 E11 S1 E11 N56\$ PTR=E15 FUS=[YR=2013] E19 S26 W19 N26\$ W15\$.