LOT 3
PLUMMER CREEK #1 PB 8/28

COTROMANO JOSEPH D & RENEE
79933 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1601-0003-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

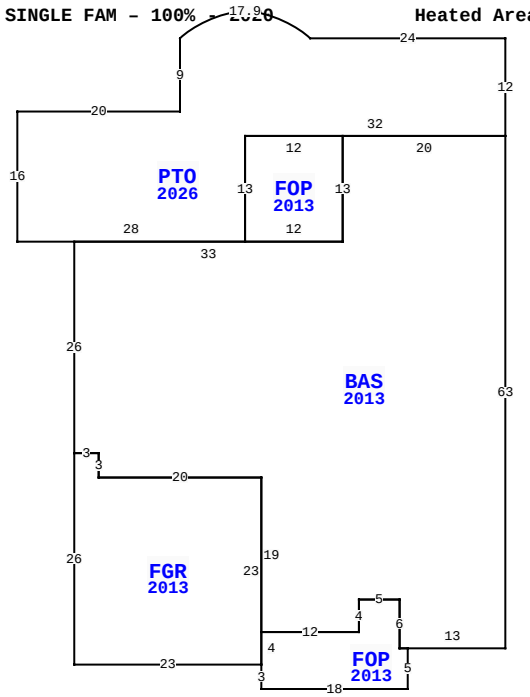
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,364	100	2013	2,364	282,971
FGR	538	55	2013	296	35,431
FOP	144	30	2013	43	5,147
FOP	156	30	2013	47	5,626
PTO	941	5	2026	47	5,626
TOTALS	4,143			2,797	334,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,797	126.0000	126.00	352,422	2013	2013	0	0	0	5.00	95.00

1 SINGLE FAM – 100% – 2020 Heated Area: 2364 HX Base Yr 2020



79933 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		334,801
TOTAL MARKET OB/XF VALUE		4,585
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		399,386
SOH/AGL Deduction		79,403
ASSESSED VALUE		319,983
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		269,261
TOTAL JUST VALUE		399,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326899	CO ISSUED	0	04/26/2013
B1326899	NEW CONSTR	271,054	02/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2262/1008	3/18/2019	WD	Q	I	01	300,000
GRANTOR: BENISCHECK FRANK J &						
GRANTEE: COTROMANO JOSEPH D						
1995/0464	7/30/2015	WD	Q	I	01	252,400
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: BENISCHECK FRANK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W20 S13 W33 S26 E3 S3 E20 S19 E12 N4 E5 S6 E13 N63 $
FGR=[YR=2013;ORIG=-53,39] S26 E23 N23 W20 N3 W3 $
FOP=[YR=2013;ORIG=-20,0] W12 S13 E12 N13 $
FOP=[YR=2013;ORIG=-30,65] S3 E18 N5 W1 N6 W5 S4 W12 S4 $
PTO=[YR=2026;ORIG=0,0] N12 W24 W16F90 S9 W20 S16 E28 N13 E32 $
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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	0811	CONCRETE B	0	100	0	0	948.00	SF	5.20	5.20	100	2013	2013	3	93	4,585	

LAND DESCRIPTION

TOTAL OB/XF 4,585

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	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							

REVIEW DATE 06/21/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS