



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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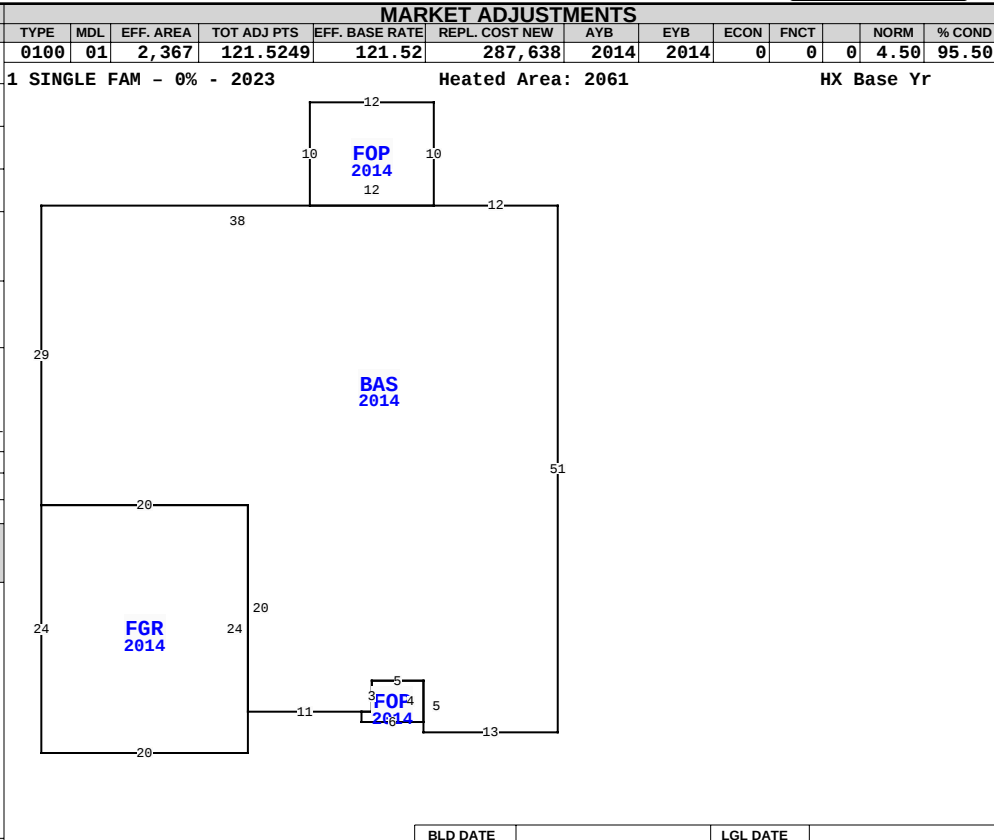
NEIGHBORHOOD/LOC	5013.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,061	100	2014	2,061	239,183
FGR	480	55	2014	264	30,637
FOP	21	30	2014	6	696
FOP	120	30	2014	36	4,178

TOTALS	2,682			2,367	274,694
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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	0	0	0	796.00	SF	6.50
2	0476	VF 6 SBPL	0	0	0	0	234.00	LF	32.00
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00



79915 PLUMMERS CREEK DR, YULEE					XF DATE					LAND DATE		04/04/2025	MLU
					INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
796.00	SF	6.50	6.50	100	2014	2014	3	94	4,864				
234.00	LF	32.00	32.00	100	2014	2014	3	85	6,365				
1.00	UT	300.00	300.00	100	2014	2014	3	85	255				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			274,694
TOTAL MARKET OB/XF VALUE			11,484
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			346,178
SOH/AGL Deduction			0
ASSESSED VALUE			346,178
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			346,178
TOTAL JUST VALUE			346,178
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			329,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428196	CO ISSUED	0	06/25/2014
B1428196	NEW CONSTR	248,292	01/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2556/0854	4/18/2022	WD	Q	I	01	429,500	
GRANTOR:HENDERSON JEREMY P &							
GRANTEE:RM1 SFR PROPCO B LP							
2228/0289	9/28/2018	WD	Q	I	01	250,000	
GRANTOR:MCKINNEY JAMES M II &							
GRANTEE:HENDERSON JEREMY P							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W12 FOP=[YR=2014] N10 W12 S10 E12\$ W38 S29 FGR=[YR=2014] S24 E20 N24 W20\$ E20 S20 E11 FOP=[YR=2014] S1 E6 N4 W5 S3 W1\$ E1 N3 E5 S5 E13 N51\$.									