

LOT 8
IN OR 2026/1058
PLUMMER CREEK #1 PB 8/28

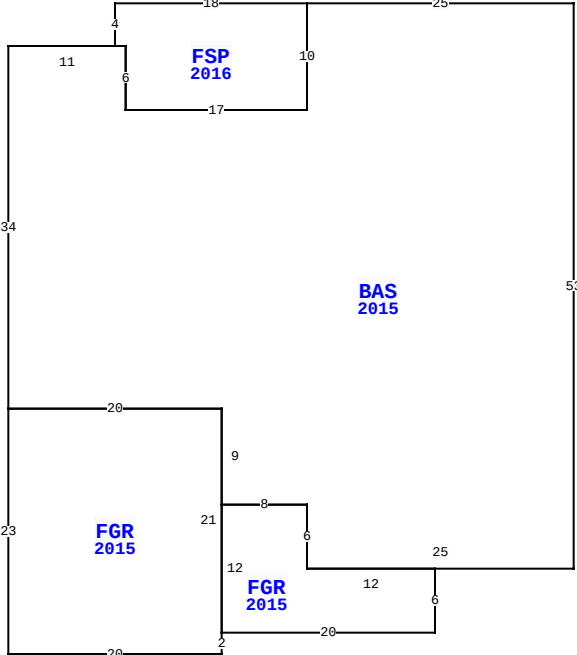
MARSHALL TIMOTHY & JESSICA FAYE
79889 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1601-0008-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
NEIGHBORHOOD/LOC	5013.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,247	100
FGR	168	55
FGR	460	55
FSP	174	40
TOTALS	3,049	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,662	117.0288	117.03	311,534	2015	2015	0	0	0	4.00	96.00
1 SINGLE FAM - 100% - 2017 Heated Area: 2247 HX Base Yr 2017												
												
TOTALS	3,049		2,662	299,073								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			299,073
TOTAL MARKET OB/XF VALUE			9,807
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			368,880
SOH/AGL Deduction			116,918
ASSESSED VALUE			251,962
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			201,240
TOTAL JUST VALUE			368,880
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			350,527
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529942	CO ISSUED	0	08/05/2015
B1529942	NEW CONSTR	277,535	02/01/2015
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2026/1058	1/28/2016	WD Q	I 02
GRANTOR: ADVANTAGE HOME BUILDE			
GRANTEE: MARSHALL TIMOTHY &			
1946/0913	11/06/2014	SW U	V 30
GRANTOR: BWC LAND PLUMMER LLC			
GRANTEE: ADVANTAGE HOME BUIL			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2015] W25 FSP=[YR=2016] W18 S4 E1 S6 E17 N10\$ S10 W17			
N6 W11 S34 FGR=[YR=2015] S23 E20 N2 FGR=[YR=2015] E20 N6 W12			
N6 W8 S12\$ N21 W20\$ E20 S9 E8 S6 E25 N53\$.			

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	0	676.00	SF	6.50	6.50	100	2015
2	1242	WD DECK A	0	100	0	0	170.00	SF	10.00	10.00	100	2016
3	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2016
TOTAL OB/XF 9,807												

LAND DESCRIPTION				TOTAL OB/XF														9,807									
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000										