LOT 9
PLUMMER CREEK #1 PB 8/28

HAWKINS HOLLY
79881 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1601-0009-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

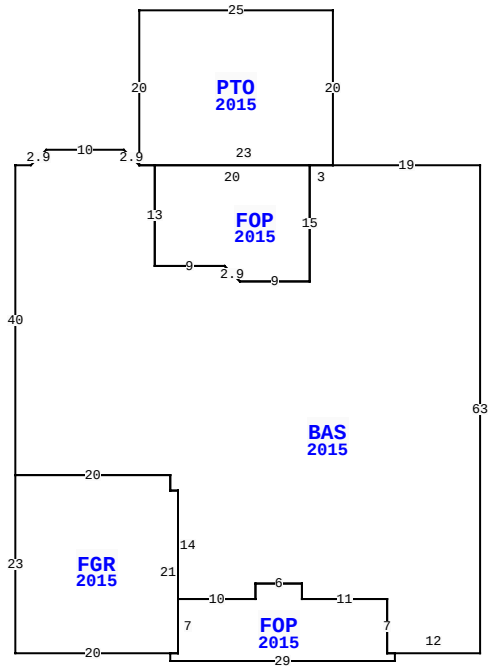
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,842	100	2015	2,842	308,628
FGR	481	55	2015	265	28,778
FOP	230	30	2015	69	7,493
FOP	280	30	2015	84	9,122
PTO	500	5	2015	25	2,715
TOTALS	4,333			3,285	356,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,285	113.1186	113.12	371,599	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2016 Heated Area: 2842 HX Base Yr 2016



79881 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		356,735
TOTAL MARKET OB/XF VALUE		10,424
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		427,159
SOH/AGL Deduction		145,544
ASSESSED VALUE		281,615
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		230,893
TOTAL JUST VALUE		427,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530472	CO ISSUED	0	11/01/2015
B1531262	ADDITION	11,160	10/01/2015
B1530472	NEW CONSTR	341,928	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2308/0915	9/06/2019	WD	U	I	11	100
GRANTOR: HAWKINS GREGORY						
GRANTEE: HAWKINS HOLLY						
2013/0639	11/06/2015	WD	Q	I	02	260,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: HAWKINS HOLLY & GRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W19 PTO=[YR=2015] N20 W25 S20 E2 FOP=[YR=2015] S13 E9 D2 R2 E9 N15 W20$ E23$ W3 S15 W9 U2 L2 W9 N13 W2 U2 L2 W10 D2 L2 W2 S40 FGR=[YR=2015] S23 E20 FOP=[YR=2015] S1 E29 N1 W1 N7 W11 N2 W6 S2 W10 S7 W1$ E1 N21 W1 N2 W20$ E20 S2 E1 S14 E10 N2 E6 S2 E11 S7 E12 N63$.

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	0810	CONCRETE A	0	100	0	0	767.00	SF	6.50	6.50	100	2015	2015	3	95	4,736	
2	0911	SCRN RM A	0	100	25	20	500.00	SF	17.50	17.50	100	2015	2015	3	65	5,688	

LAND DESCRIPTION

TOTAL OB/XF 10,424

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/26/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS