LOT 11
IN OR 1965/1979
PLUMMER CREEK #1 PB 8/28

DUTCH MICHAEL J & NICOLE M
79869 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1601-0011-0000

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

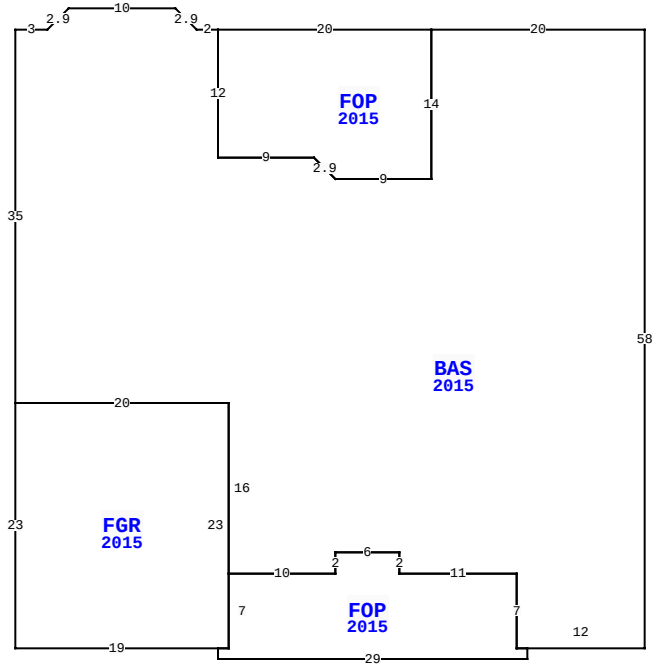
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,525	100	2015	2,525	282,541
FGR	460	55	2015	253	28,310
FOP	230	30	2015	69	7,721
FOP	260	30	2015	78	8,728
TOTALS	3,475			2,925	327,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,925	116.5647	116.56	340,938	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2016 Heated Area: 2525 HX Base Yr 2016



79869 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		327,300
TOTAL MARKET OB/XF VALUE		34,888
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		422,188
SOH/AGL Deduction		139,899
ASSESSED VALUE		282,289
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		231,567
TOTAL JUST VALUE		422,188
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529877	ADDITION	9,009	01/01/2015
B1429636	SWIM POOL	15,000	12/01/2014
B1429397	NEW CONSTR	312,606	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1965/1979	2/27/2015	WD	Q	I	01	279,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: DUTCH MICHAEL J & N						
1940/0559	9/26/2014	WD	U	V	30	42,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W20 FOP=[YR=2015] W20 S12 E9 D2 R2 E9 N14$ S14 W9 U2 L2 W9 N12 W2 U2 L2 W10 D2 L2 W3 S35 FGR=[YR=2015] S23 E19 FOP=[YR=2015] S1 E29 N1 W1 N7 W11 N2 W6 S2 W10 S7 W1$ E1 N23 W20$ E20 S16 E10 N2 E6 S2 E11 S7 E12 N58$.

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	560.00	SF	6.50	6.50	100	2015	2015	3	95	3,458	
2	0861	POOL GUNIT	0	100	25	12	300.00	SF	85.00	85.00	100	2015	2015	3	75	19,125	
3	0855	CONC PAVER	0	100	0	0	426.00	SF	10.00	10.00	100	2015	2015	3	95	4,047	
4	0911	SCRN RM A	0	100	33	22	726.00	SF	17.50	17.50	100	2015	2015	3	65	8,258	

LAND DESCRIPTION

TOTAL OB/XF 34,888

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