LOT 13
IN OR 1895/274
PLUMMER CREEK #1 PB 8/28

MEAD FREDERICK A & BARBARA A
79857 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1601-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

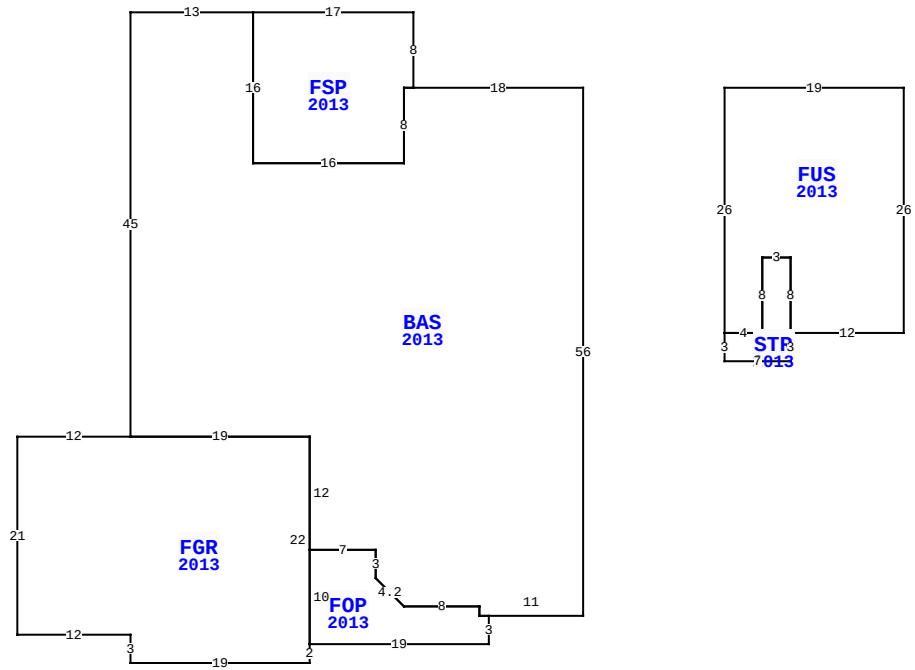
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,239	100	2013	2,239	241,990
FGR	708	55	2013	389	42,043
FOP	122	30	2013	37	3,999
FSP	264	40	2013	106	11,456
FUS	470	100	2013	470	50,798
STR	45	10	2013	4	432
TOTALS	3,848			3,245	350,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,245	114.3744	114.37	371,131	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM – 0% - 0 Heated Area: 2709 HX Base Yr



79857 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	350,719
TOTAL MARKET OB/XF VALUE	41,309
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	452,028
SOH/AGL Deduction	0
ASSESSED VALUE	452,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	452,028
TOTAL JUST VALUE	452,028
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	432,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005016	SWIM POOL	45,114	06/01/2019
B1327366	CO ISSUED	0	09/19/2013
B1327366	NEW CONSTR	331,698	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1895/0274	9/23/2013	WD	Q	I	01	257,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MEAD FREDERICK A &						
1848/1711	3/28/2013	WD	Q	I	05	115,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W18 FSP=[YR=2013] N8 W17 S16 E16 N8 E1$ W1 S8 W16 N16 W13 S45 FGR=[YR=2013] W12 S21 E12 S3 E19 N2 FOP=[YR=2013] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10$ N22 W19$ E19 S12 E7 S3 D3 R3 E8 S1 E11 N56$ PTR=E15 FUS=[YR=2013] E19 S26 W12 STR=[YR=2013] S3 W7 N3 E4 N8 E3 S8$ N8 W3 S8 W4 N26$ W15$.

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	0	0	0	1,085.00	SF	5.20	5.20	100	2013	2013	3	93	5,247	
2	0476	VF 6 SBPL	0	0	0	0	98.00	LF	32.00	32.00	100	2013	2013	3	83	2,603	
3	0855	CONC PAVER	0	0	0	0	569.00	SF	10.00	10.00	100	2018	2018	3	97	5,519	
4	0861	POOL GUNIT	0	0	0	0	339.00	SF	85.00	85.00	100	2019	2019	3	87	25,069	
5	0855	CONC PAVER	0	0	0	0	296.00	SF	10.00	10.00	100	2019	2019	3	97	2,871	

LAND DESCRIPTION

TOTAL OB/XF 41,309

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