LOT 15
IN OR 1982/586
PLUMMER CREEK #1 PB 8/28

NESS JASON R & CELINA N
79845 PLUMMER CREEK DR
YULEE, FL 32097

2025

12-2N-26-1601-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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

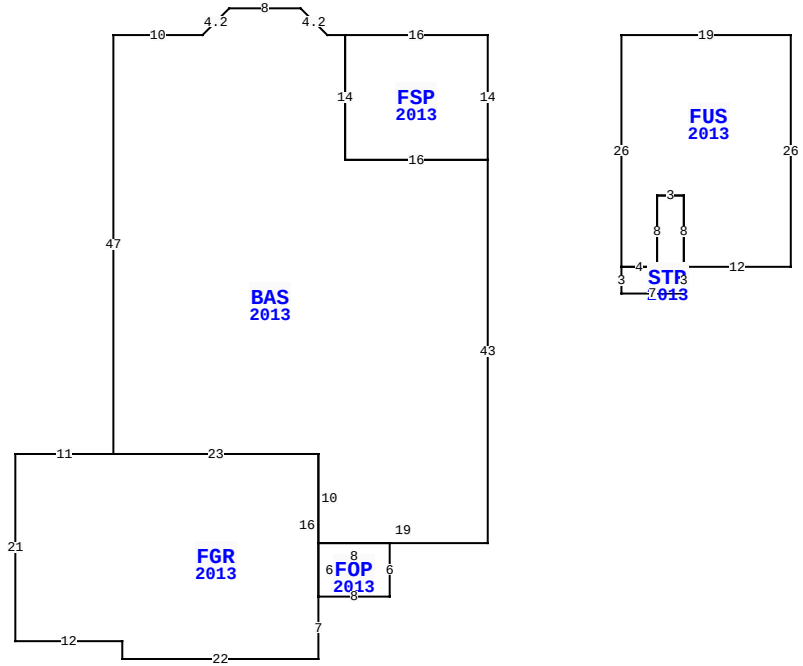
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,973	100	2013	1,973	219,224
FGR	758	55	2013	417	46,333
FOP	48	30	2013	14	1,555
FSP	224	40	2013	90	10,000
FUS	470	100	2013	470	52,222
STR	45	10	2013	4	445
TOTALS	3,518			2,968	329,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,968	116.9595	116.96	347,137	2013	2013	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2443 HX Base Yr 2020



79845 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		329,780
TOTAL MARKET OB/XF VALUE		9,859
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		399,639
SOH/AGL Deduction		83,057
ASSESSED VALUE		316,582
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		265,860
TOTAL JUST VALUE		399,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226727	CO ISSUED	0	06/05/2013
P1316334	NEW CONSTR	0	01/01/2013
B1226727	NEW CONSTR	278,400	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1982/0586	5/27/2015	WD	Q	I	01	253,000
GRANTOR: RUESCHENBERG STEVEN L						
GRANTEE: NESS JASON R & CELI						
1867/0676	6/20/2013	WD	Q	I	01	219,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RUESCHENBERG STEVEN						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W16 BAS=[YR=2013] W2 U3 L3 W8 L3 D3 W10 S47
FGR=[YR=2013] W11 S21 E12 S2 E22 N7 FOP=[YR=2013] E8 N6 W8
S6$ N16 W23$ E23 S10 E19 N43 W16 N14$ S14 E16 N14$ 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	100	0	0	1,116.00	SF	5.20	5.20	100	2013	2013	3	93	5,397	
2	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00	32.00	100	2013	2013	3	83	4,462	

LAND DESCRIPTION

TOTAL OB/XF 9,859

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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS