LOT 17
PLUMMER CREEK #1 PB 8/28

JOHNSON OPHA MAY/
79815 PLUMMERS CREEK
YULEE, FL 32097

2025

12-2N-26-1601-0017-0000

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 60
Interior Floo	08	SHT VINYL 40
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

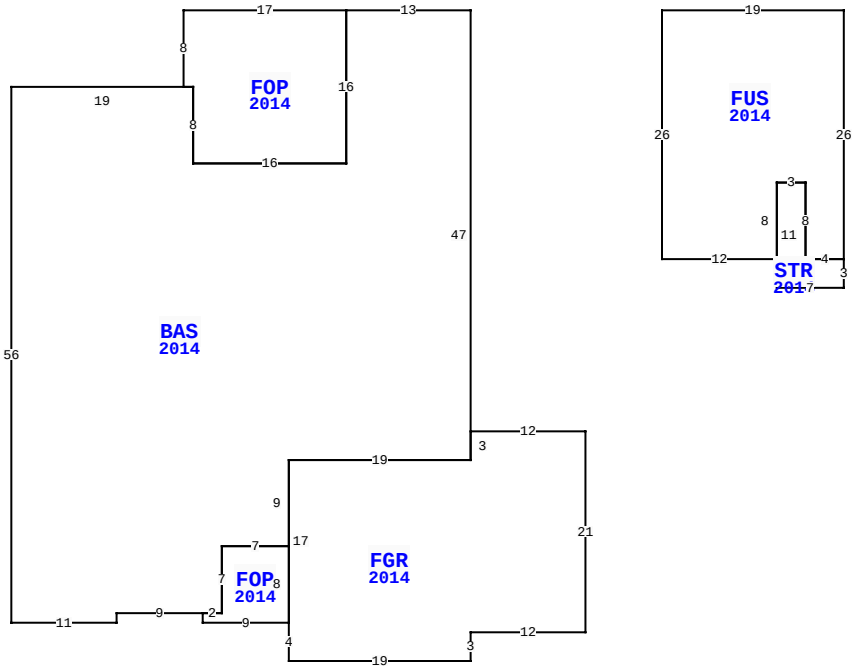
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,274	100	2014	2,274	245,029
FGR	651	55	2014	358	38,575
FOP	58	30	2014	17	1,832
FOP	264	30	2014	79	8,513
FUS	470	100	2014	470	50,644
STR	45	10	2014	4	431
TOTALS	3,762			3,202	345,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,202	112.8288	112.83	361,282	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2020 Heated Area: 2744 HX Base Yr



79815 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		345,024
TOTAL MARKET OB/XF VALUE		11,637
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		416,661
SOH/AGL Deduction		12,354
ASSESSED VALUE		404,307
TOTAL EXEMPTION VALUE	13	404,307
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		416,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327817	CO ISSUED	0	01/17/2014
B1327817	NEW CONSTR	330,280	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	1/20/2014	CN	Q	I	01	218,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JOHNSON OPHA MAY						
1840/1381	2/08/2013	WD	Q	V	05	111,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W13 FOP=[YR=2014] W17 S8 E1 S8 E16 N16$ S16 W16 N8 W19 S56 E11 N1 E9 FOP=[YR=2014] S1 E9 FGR=[YR=2014] S4 E19 N3 E12 N21 W12 S3 W19 S17$N8 W7 S7 W2$ E2 N7 E7 N9 E19 N47$ PTR=E20 FUS=[YR=2014] E19 S26 STR=[YR=2014] S3 W7 N11 E3 S8 E4$ W4 N8 W3 S8 W12 N26$ W20$.

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	1,230.00	SF	5.20	5.20	100	2014	2014	3	94	6,012	
2	0476	VF 6 SBPL	0	100	0	0	187.00	LF	32.00	32.00	100	2019	2019	3	94	5,625	

LAND DESCRIPTION

TOTAL OB/XF 11,637

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 07/10/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS