

ZOLTY DANIELLE V & ABRAHAM J
79801 PLUMMER CREEK DR
YULEE, FL 32097

12-2N-26-1601-0019-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 10 ABOVE AVG 100										0100 01 3,597 114.4395 114.44 411,641 2014 2014 0 0 4.50 95.50										Tax Group: 4 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SINGLE FAM - 100% - 2019 Heated Area: 3017 HX Base Yr 2019										BUILDING MARKET VALUE 393,117									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 5,846									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 60,000									
Interior Floo 11 CLAY TILE 70																				TOTAL MARKET VALUE 458,963									
Interior Floo 14 CARPET 30																				SOH/AGL Deduction 168,146									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 290,817									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 6 100																				BASE TAXABLE VALUE 240,095									
Bathrooms 4 100																				TOTAL JUST VALUE 458,963									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 2. 2. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 429,755									
Occupancy 00 NONE 100																													
Quality 04 Quality Level 04																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B1428487 C0 ISSUED 0 08/14/2014									
MAP NUM MKT AREA 05																				B1428487 NEW CONSTR 367,520 03/01/2014									
NEIGHBORHOOD/LOC 5013.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																				SALES DATA									
BAS 1,543 100 2014 1,543 168,635																				OFF RECORD Number DATE TYPE INST Q U / V I RSN CD SALE PRICE									
FGR 748 55 2014 411 44,918																				2204/1852 6/01/2018 WD Q I 01 330,000									
FOP 110 30 2014 33 3,607																				GRANTOR: REGALADO ANDREW & ERI									
FSP 228 40 2014 91 9,945																				GRANTEE: ZOLTY DANIELLE V &									
FUS 1,474 100 2014 1,474 161,094																				1948/0133 11/12/2014 WD Q I 01 261,000									
PTO 793 5 2026 40 4,372																				GRANTOR: DREAM FINDERS HOMES L									
STR 48 10 2014 5 546																				GRANTEE: REGALADO ANDREW									
TOTALS 4,944 3,597 393,117																				BLD DATE LGL DATE									
EXTRA FEATURES										79801 PLUMMERS CREEK DR, YULEE										XF DATE LAND DATE									
																				AG DATE									
L N 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										04/04/2025 MLU										BUILDING NOTES									
1 0811 CONCRETE B 0 100 0 0 1,196.00 SF 5.20 5.20 100 2014 2014 3 94 5,846																				BUILDING DIMENSIONS									
																				BAS=[YR=2014;ORIG=0,0] W5 W24 U3L3 W4 D3L3 W2 S34 E24 S4 E5									
																				S5 E12 N43 \$									
																				FUS=[YR=2014;ORIG=10,0] E14 S16 E3 N16 E24 S43 W12 N5 W5 N4									
																				W24 N34 \$									
																				FGR=[YR=2014;ORIG=-41,34] W10 S22 E34 N8 N14 W24 \$									
																				FSP=[YR=2014;ORIG=-5,0] N12 W19 S12 E19 \$									
																				FOP=[YR=2014;ORIG=-17,48] E17 N5 W12 N5 W5 S10 \$									
																				STR=[YR=2014;ORIG=24,0] E3 S16 W3 N16 \$									
																				PTR=[ORIG=0,0] E10 W10 \$									
																				PTO=[YR=2026;ORIG=-41,0] N13 U6R7G90 N8 E34 S27 W5 N12 W19									
																				S12 W5 U3L3 W4 D3L3 W2 \$									
																				.									
LAND DESCRIPTION										TOTAL OB/XF 5,846																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 10/22/2019 BY KBA										Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000										PRINTED 07/30/2025 BY SYS									