LOT 22
IN OR 1945/25
PLUMMER CREEK #1 PB 8/28

LOUGHRIDGE PATRICK W & BETH S
79783 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1601-0022-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	14	CARPET 30
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

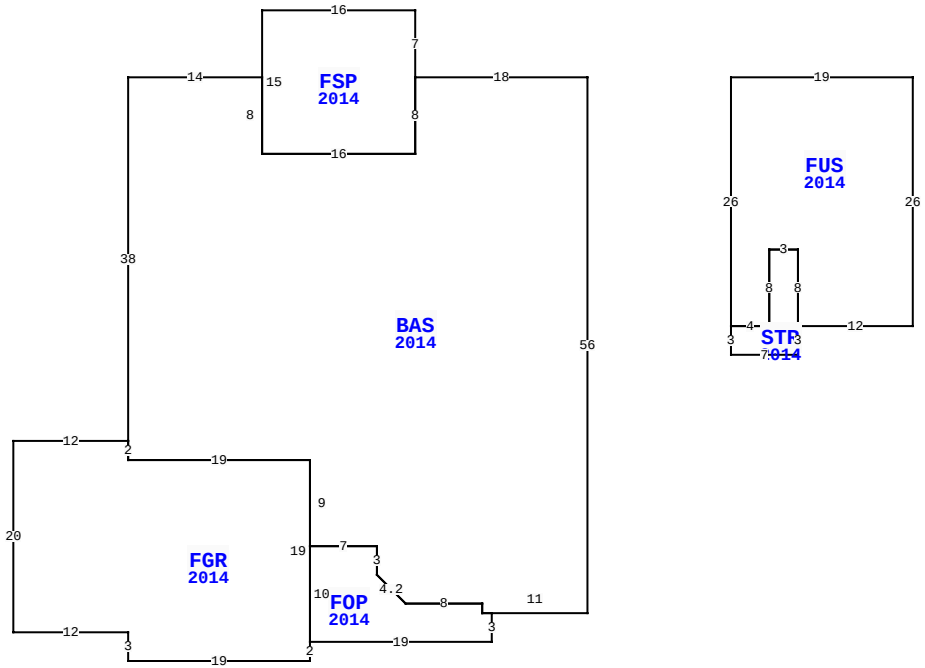
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,192	100	2014	2,192	244,881
FGR	639	55	2014	351	39,212
FOP	122	30	2014	37	4,133
FSP	240	40	2014	96	10,725
FUS	470	100	2014	470	52,507
STR	45	10	2014	4	447
TOTALS	3,708			3,150	351,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,150	116.9826	116.98	368,487	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2015 Heated Area: 2662 HX Base Yr 2015



79783 PLUMMERS CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		351,905
TOTAL MARKET OB/XF VALUE		5,250
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		417,155
SOH/AGL Deduction		162,389
ASSESSED VALUE		254,766
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,044
TOTAL JUST VALUE		417,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428971	CO ISSUED	0	09/30/2014
B1428971	NEW CONSTR	330,598	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1945/0025	10/06/2014	WD	Q	I	01	239,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LOUGHRIDGE PATRICK						
1917/1976	5/20/2014	SW	Q	V	05	140,200
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W18 FSP=[YR=2014] N7 W16 S15 E16 N8$ S8 W16 N8 W14 S38 FGR=[YR=2014] W12 S20 E12 S3 E19 N2 FOP=[YR=2014] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10$ N19 W19 N2$ S2 E19 S9 E7 S3 D3 R3 E8 S1 E11 N56$ PTR=E15 FUS=[YR=2014] E19 S26 W12 STR=[YR=2014] 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	1,074.00	SF	5.20	5.20	100	2014	2014	3	94	5,250	

LAND DESCRIPTION

TOTAL OB/XF 5,250

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 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