LOT 23
PLUMMER CREEK #1 PB 8/28

BAJANA JESSICA L & FRANKLIN E
79779 PLUMMERS CREEK DR
YULEE, FL 32097-2605

2025

12-2N-26-1601-0023-0000

BUILDING CHARACTERISTICS

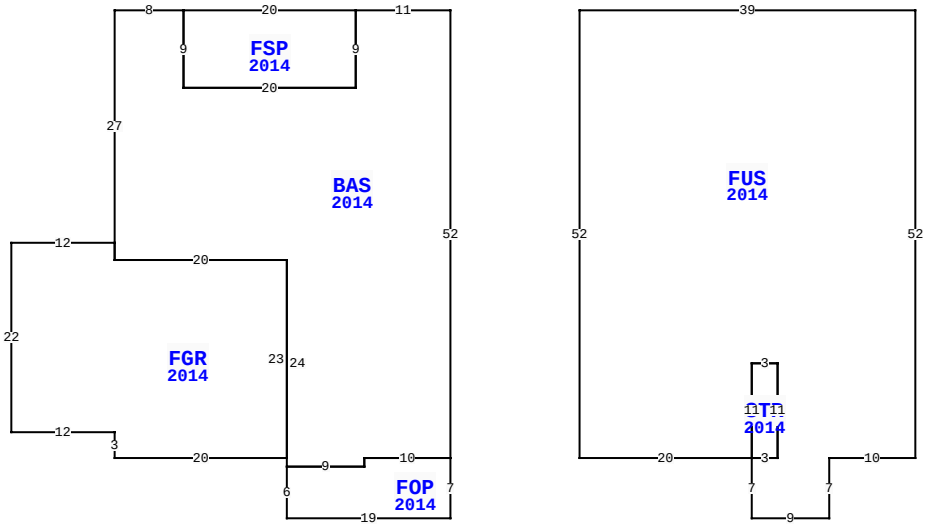
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
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	1,397	100	2014	1,397	142,892
FGR	724	55	2014	398	40,709
FOP	124	30	2014	37	3,785
FSP	180	40	2014	72	7,365
FUS	2,058	100	2014	2,058	210,501
STR	33	10	2014	3	306
TOTALS	4,516			3,965	405,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,965	107.1630	107.16	424,889	2014	2014	0	0	0	4.55	95.45

1 SINGLE FAM – 100% - 2022 Heated Area: 3455 HX Base Yr 2022



79779 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		405,557
TOTAL MARKET OB/XF VALUE		7,430
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		472,987
SOH/AGL Deduction		130,617
ASSESSED VALUE		342,370
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		291,648
TOTAL JUST VALUE		472,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428391	NEW CONSTR	224,260	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2519/0877	11/22/2021	WD	Q	I	01	465,000
GRANTOR: OP SPE TPA1 LLC						
GRANTEE: BAJANA JESSICA L &						
2516/0765	11/22/2021	WD	U	I	11	100
GRANTOR: OP SPE TPA1 LLC						
GRANTEE: BAJANA JESSICA L &						

BUILDING NOTES

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	919.00	SF	5.20	5.20	100	2014	2014	3	94	4,492	
2	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2014	2014	3	85	2,938	

BUILDING DIMENSIONS

FUS=[YR=2014;ORIG=15,0] E39 S52 W10 S7 W9 N7 E3 N11 W3 S11 W20 N52 $
BAS=[YR=2014;ORIG=0,0] W11 S9 W20 N9 W8 S27 S2 E20 S24 E9 N1 E10 N52 $
FGR=[YR=2014;ORIG=-39,27] W12 S22 E12 S3 E20 N23 W20 N2 $
FSP=[YR=2014;ORIG=-11,0] W20 S9 E20 N9 $
FOP=[YR=2014;ORIG=-19,53] S6 E19 N7 W10 S1 W9 $
STR=[YR=2014;ORIG=35,52] E3 N11 W3 S11 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,430

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	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 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