LOT 24
PLUMMER CREEK #1 PB 8/28

MILLER ZACHARY M & ELIZABETH A
79753 PLUMMERS CREEK DR
YULEE, FL 32097

**2025**

**12-2N-26-1601-0024-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

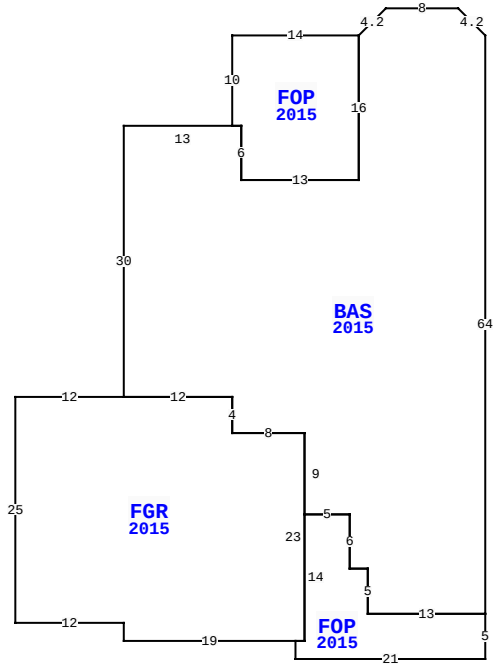
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 1,742 | 100 | 2015 | 1,742 | 204,669 |
| FGR | 808 | 55 | 2015 | 444 | 52,166 |
| FOP | 167 | 30 | 2015 | 50 | 5,875 |
| FOP | 218 | 30 | 2015 | 65 | 7,637 |
| TOTALS | 2,935 | | | 2,301 | 270,346 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,301 | 122.4510 | 122.45 | 281,757 | 2015 | 2015 | 0 | 0 | 0 | 4.05 | 95.95 |

1 SINGLE FAM – 100% - 2025 Heated Area: 1742 HX Base Yr




79753 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 | | 270,346 |
| TOTAL MARKET OB/XF VALUE | | 6,017 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 336,363 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 336,363 |
| TOTAL EXEMPTION VALUE | 13 | 336,363 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 336,363 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 319,190 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1429345 | NEW CONSTR | 234,570 | 09/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2380/0724 | 7/29/2020 | WD | Q | I | 01 | 279,900 |
| GRANTOR: FENTON CHASE A & BRIA | | | | | | |
| GRANTEE: MILLER ZACHARY M & | | | | | | |
| 2216/0462 | 7/27/2018 | WD | Q | I | 01 | 249,900 |
| GRANTOR: CHISM BRYAN R & KACEY | | | | | | |
| GRANTEE: FENTON CHASE A & BR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2015] U3 L3 W8 D3 L3 FOP=[YR=2015] W14 S10 E1 S6 E13 N16$ S16 W13 N6 W13 S30 FGR=[YR=2015] W12 S25 E12 S2 E19 FOP=[YR=2015] S2 E21 N5 W13 N5 W2 N6 W5 S14 W1$ E1 N23 W8 N4 W12$ E12 S4 E8 S9 E5 S6 E2 S5 E13 N64$.

## 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 | 1,218.00 | SF | 5.20 | 5.20 | 100 | 2015 | 2015 | 3 | 95 | 6,017 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,017

| 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 09/12/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS