LOT 25
PLUMMER CREEK #1 PB 8/28

HARLOW WILLIAM PAUL & KELLY
79747 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1601-0025-0000

BUILDING CHARACTERISTICS

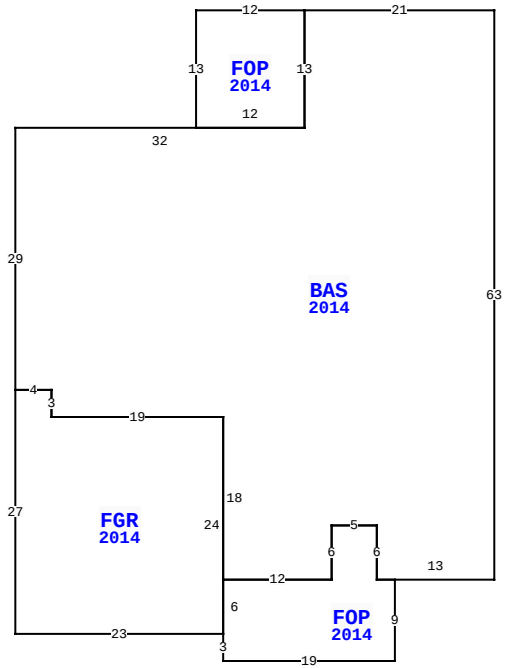
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,467	100	2014	2,467	270,208
FGR	564	55	2014	310	33,954
FOP	156	30	2014	47	5,147
FOP	201	30	2014	60	6,571
TOTALS	3,388			2,884	315,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,884	114.6894	114.69	330,766	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2467 HX Base Yr 2022



79747 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		315,882
TOTAL MARKET OB/XF VALUE		4,998
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		380,880
SOH/AGL Deduction		157,252
ASSESSED VALUE		223,628
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		167,906
TOTAL JUST VALUE		380,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428878	CO ISSUED	0	10/22/2014
B1428878	NEW CONSTR	302,887	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2461/1140	5/07/2021	WD	Q	I	01	344,900
GRANTOR: SCOTT AARON R & AMAND						
GRANTEE: HARLOW WILLIAM PAUL						
2201/1812	5/29/2018	WD	Q	I	01	287,000
GRANTOR: NEUROH VAUGHN R & JEN						
GRANTEE: SCOTT AARON R & AMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W21 FOP=[YR=2014] W12 S13 E12 N13$ S13 W32 S29
FGR=[YR=2014] S27 E23 FOP=[YR=2014] S3 E19 N9 W2 N6 W5 S6
W12 S6$ N24 W19 N3 W4 $ E4 S3 E19 S18 E12 N6 E5 S6 E13 N63$.

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	0810	CONCRETE A	0	100	0	0	818.00	SF	6.50	6.50	100	2014	2014	3	94	4,998	

LAND DESCRIPTION

TOTAL OB/XF 4,998

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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS