LOT 28
PLUMMER CREEK #1 PB 8/28

KOCINSKI JOHN P & BETTY J L/E/
79725 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1601-0028-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

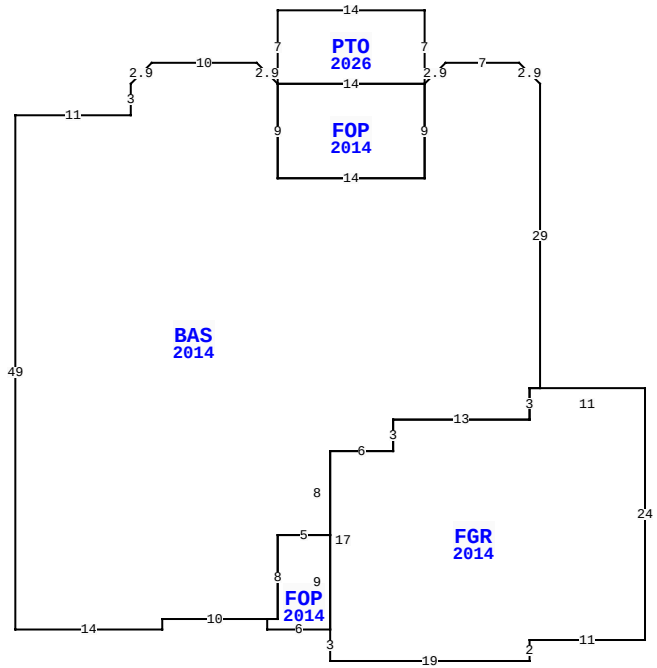
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,042	100	2014	2,042	232,141
FGR	683	55	2014	376	42,745
FOP	46	30	2014	14	1,592
FOP	126	30	2014	38	4,320
PTO	98	5	2026	5	568
TOTALS	2,995			2,475	281,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,475	119.0448	119.04	294,624	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2020 Heated Area: 2042 HX Base Yr 2020



79725 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		281,366
TOTAL MARKET OB/XF VALUE		5,250
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		346,616
SOH/AGL Deduction		72,199
ASSESSED VALUE		274,417
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		218,695
TOTAL JUST VALUE		346,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428879	CO ISSUED	0	10/22/2014
B1428879	NEW CONSTR	261,823	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2782/785	4/17/2025	LE	U	I	11	100
GRANTOR: KOCINSKI JOHN P & BET						
GRANTEE: KOCINSKI PHILIP JOH						
2781/1017	4/16/2025	QC	U	I	11	100
GRANTOR: KOCINSKI JOHN P & BET						
GRANTEE: KOCINSKI JOHN P & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] U2L2 W7 D2L2 S9 W14 N9 U2L2 W10 D2L2 S3 W11 S49 E14 N1 E10 E1 N8 E5 N8 E6 N3 E13 N3 E1 N29 $
FGR=[YR=2014;ORIG=-20,52] S3 E19 N2 E11 N24 W11 S3 W13 S3 W6 S17 $
FOP=[YR=2014;ORIG=-11,0] W14 S9 E14 N9 $
FOP=[YR=2014;ORIG=-26,51] S1 E6 N9 W5 S8 W1 $
PTO=[YR=2026;ORIG=-25,0] N7 E14 S7 W14 $
.

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 10/24/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS