LOT 30
PLUMMER CREEK #1 PB 8/28

STRONG JUSTIN DOUGLAS & JAMIE
79697 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2025

12-2N-26-1601-0030-0000

BUILDING CHARACTERISTICS

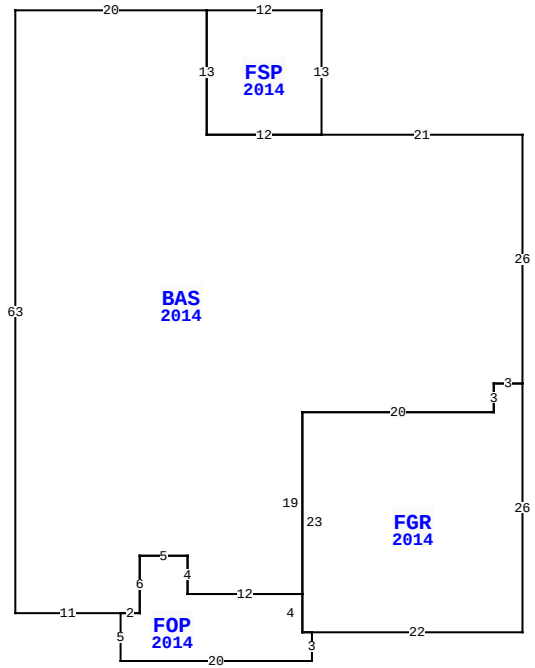
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,364	100	2014	2,364	269,673
FGR	538	55	2014	296	33,766
FOP	152	30	2014	46	5,248
FSP	156	40	2014	62	7,073
TOTALS	3,210			2,768	315,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,768	119.4480	119.45	330,638	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2364 HX Base Yr



79697 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		315,759
TOTAL MARKET OB/XF VALUE		12,979
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		388,738
SOH/AGL Deduction		8,250
ASSESSED VALUE		380,488
TOTAL EXEMPTION VALUE	13	380,488
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		388,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428804	XFOB	3,313	05/01/2014
B1428230	NEW CONSTR	289,977	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2460/1819	4/28/2021	WD	Q	I	01	345,000
GRANTOR: IOVINELLI FRANK ROCCO						
GRANTEE: STRONG JUSTIN DOUGL						
2355/1049	4/16/2020	WD	Q	I	01	294,900
GRANTOR: BULLARD JOEL HENRY JR						
GRANTEE: IOVINELLI FRANK ROC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W21 FSP=[YR=2014] N13 W12 S13 E12$ W12 N13 W20 S63 E11 FOP=[YR=2014] S5 E20 N3 FGR=[YR=2014] E22 N26 W3 S3 W20 S23 E1$ W1 N4 W12 N4 W5 S6 W2$ E2 N6 E5 S4 E12 N19 E20 N3 E3 N26$.

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	0476	VF 6 SBPL	0	100	0	0	288.00	LF	32.00	32.00	100	2014	2014	3	85	7,834	
2	0810	CONCRETE A	0	100	0	0	842.00	SF	6.50	6.50	100	2014	2014	3	94	5,145	

LAND DESCRIPTION

TOTAL OB/XF 12,979

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