LOT 31
IN OR 2082/1148
PLUMMER CREEK #1 PB 8/28

SPEARMAN CHERYL
79681 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1601-0031-0000

NASSAU COUNTY PROPERTY

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

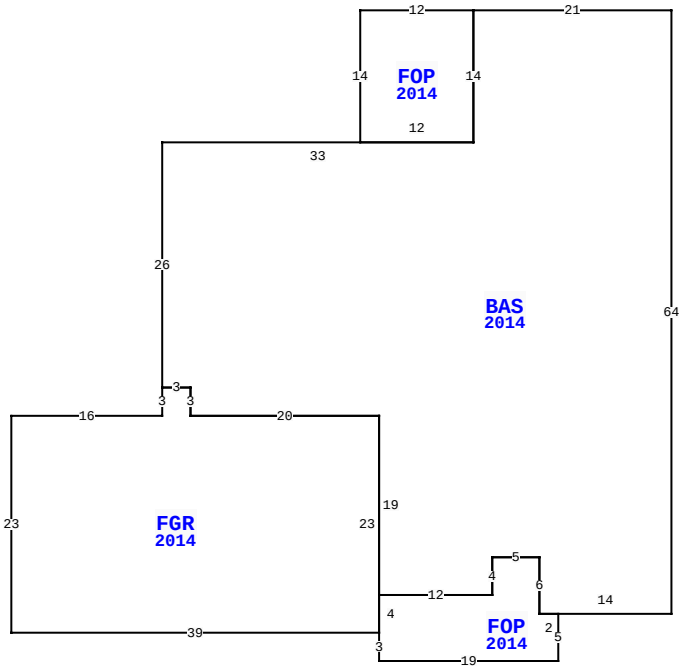
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,448	100	2014	2,448	273,480
FGR	906	55	2014	498	55,634
FOP	149	30	2014	45	5,027
FOP	168	30	2014	50	5,586
TOTALS	3,671			3,041	339,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,041	116.9826	116.98	355,736	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2015 Heated Area: 2448 HX Base Yr 2015



79681 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		339,728
TOTAL MARKET OB/XF VALUE		7,185
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		406,913
SOH/AGL Deduction		155,999
ASSESSED VALUE		250,914
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		200,192
TOTAL JUST VALUE		406,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429237	CO ISSUED	0	12/30/2014
B1429237	NEW CONSTR	305,893	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2082/1148	9/28/2016	QC	U	I	11	100
GRANTOR: SINGH MARLON & CHERYL						
GRANTEE: SINGH CHERYL N/K/A						
1956/1564	12/31/2014	WD	Q	I	01	249,800
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: SINGH MARLON & CHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W21 FOP=[YR=2014] W12 S14 E12 N14$ S14 W33 S26 FGR=[YR=2014] S3 W16 S23 E39 FOP=[YR=2014] S3 E19 N5 W2 N6 W5 S4 W12 S4$ N23 W20 N3 W3$ E3 S3 E20 S19 E12 N4 E5 S6 E14 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	0810	CONCRETE A	0	100	0	0	1,176.00	SF	6.50	6.50	100	2014	2014	3	94	7,185	

LAND DESCRIPTION

TOTAL OB/XF 7,185

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 05/26/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS