

LOT 38
IN OR 2206/1137
PLUMMER CREEK #1 PB 8/28

RYAN MICHAEL & JACQUELINE
79615 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1601-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 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		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
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NEIGHBORHOOD/LOC	5013.00
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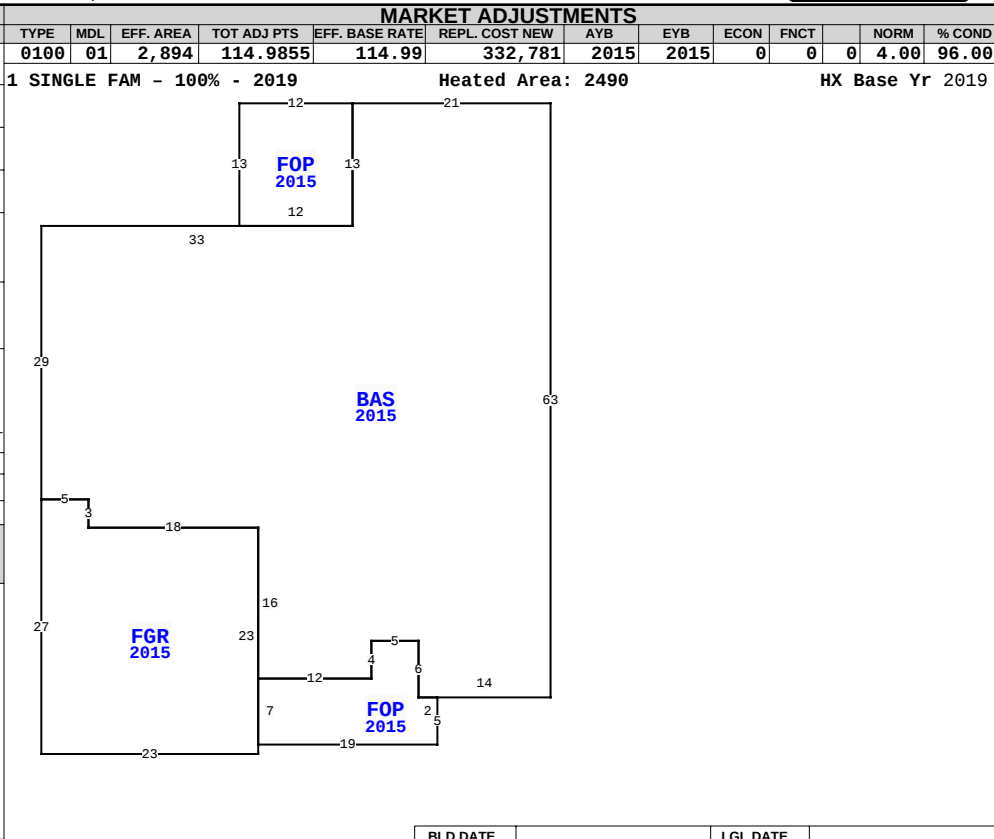
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,490	100	2015	2,490	274,872
FGR	567	55	2015	312	34,442
FOP	149	30	2015	45	4,968
FOP	156	30	2015	47	5,189
TOTALS	3,362			2,894	319,470

EXTRA FEATURES					
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L N	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	770.00	SF	6.50	6.50	100	2015	2015	3	95	4,755	

LAND DESCRIPTION															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00

REVIEW DATE	05/26/2020	BY	KBA
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79615 PLUMMERS CREEK DR, YULEE

TOTAL OB/XF															
4,755															

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4,755															

Market: 0	Agricultural: 0	Common: 60,000
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NASSAU COUNTY PROPERTY															
VALUATION SUMMARY															PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		319,470
TOTAL MARKET OB/XF VALUE		4,755
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		384,225
SOH/AGL Deduction		105,672
ASSESSED VALUE		278,553
TOTAL EXEMPTION VALUE		50,722
BASE TAXABLE VALUE		227,831
TOTAL JUST VALUE		384,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429446	CO ISSUED	0	03/06/2015
B1429446	NEW CONSTR	301,273	10/01/2014

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B1429446	CO ISSUED	0	03/06/2015
B1429446	NEW CONSTR	301, 273	10/01/2014

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=2015] W21 FOP=[YR=2015] W12 S13 E12 N13\$ S13 W33 S29
FGR=[YR=2015] S27 E23 N1 FOP=[YR=2015] E19 N5 W2 N6 W5 S4
W12 S7\$ N23 W18 N3 W5 \$ E5 S3 E18 S16 E12 N4 E5 S6 E14 N63\$.