LOT 41
IN OR 2046/276
PLUMMER CREEK #1 PB 8/28

CRIGGER RICHARD LEE & DIANA MYERS
79599 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1601-0041-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

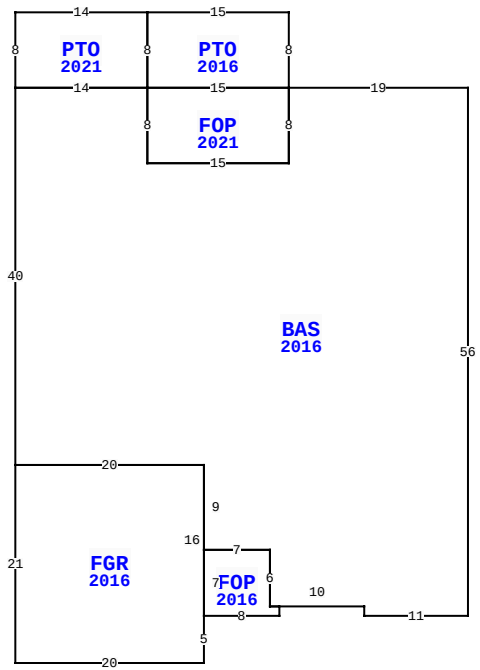
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,189	100	2016	2,189	238,911
FGR	420	55	2016	231	25,212
FOP	50	30	2016	15	1,638
FOP	120	30	2021	36	3,929
PTO	120	5	2016	6	655
PTO	112	5	2021	6	655
TOTALS	3,011			2,483	270,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,483	113.0976	113.10	280,827	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2017 Heated Area: 2189 HX Base Yr 2017



79599 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		270,998
TOTAL MARKET OB/XF VALUE		11,623
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		342,621
SOH/AGL Deduction		100,093
ASSESSED VALUE		242,528
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,806
TOTAL JUST VALUE		342,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008702	ADDITION	2,500	07/02/2021
B1631756	CO ISSUED	0	05/09/2016
B1631756	NEW CONSTR	273,307	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2046/0276	5/11/2016	WD	Q	I	01	236,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CRIGGER RICHARD LEE						
2020/1388	12/23/2015	WD	Q	V	05	83,600
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W19 PTO=[YR=2016] N8 W15 PTO=[YR=2021] W14 S8 E14 N8$ S8 FOP=[YR=2021] S8 E15 N8 W15$ E15$ S8 W15 N8 W14 S40 FGR=[YR=2016] S21 E20 N5 FOP=[YR=2016] E8 N1 W1 N6 W7 S7$ N16W20$ E20 S9 E7 S6 E10 S1 E11 N56$.

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	714.00	SF	6.50	6.50	100	2016	2016	3	95	4,409	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	
3	0476	VF 6 SBPL	0	100	0	0	68.00	LF	32.00	32.00	100	2020	2020	3	95	2,067	
4	0475	VF 4 SBPL	0	100	0	0	99.00	LF	14.00	14.00	100	2020	2020	3	95	1,317	
5	0911	SCRN RM A	0	100	8	15	120.00	SF	17.50	17.50	100	2021	2021	3	90	1,890	

LAND DESCRIPTION

TOTAL OB/XF 11,623

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 03/03/2022 BY HS Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS