LOT 42
PLUMMER CREEK #1 PB 8/28

WASH FAMILY REVOCABLE LIVING TRUST/WASH MARCUS T T
79602 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2025

12-2N-26-1601-0042-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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

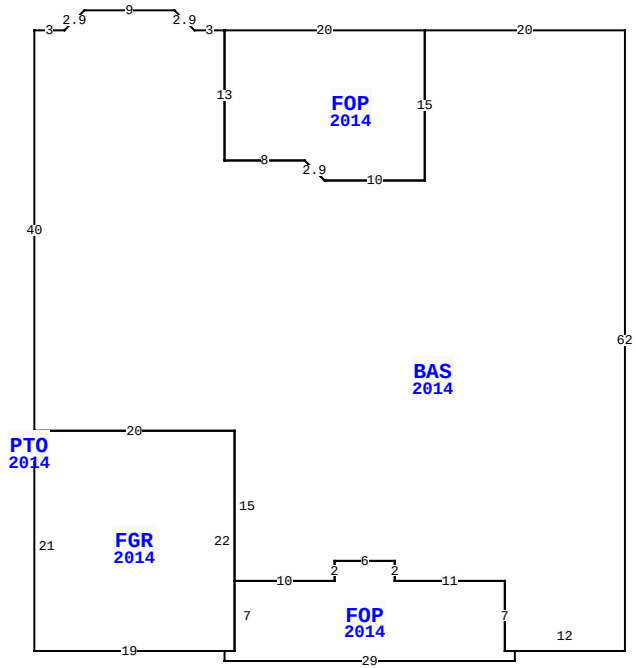
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,757	100	2014	2,757	269,613
FGR	440	55	2014	242	23,666
FOP	230	30	2014	69	6,748
FOP	282	30	2014	85	8,312
PTO	1	5	2014	0	0
TOTALS	3,710			3,153	308,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,153	102.3960	102.40	322,867	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2025 Heated Area: 2757 HX Base Yr 2025



79602 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		308,338
TOTAL MARKET OB/XF VALUE		4,754
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		373,092
SOH/AGL Deduction		52,046
ASSESSED VALUE		321,046
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		270,324
TOTAL JUST VALUE		373,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428281	CO ISSUED	0	10/22/2014
B1428281	NEW CONSTR	0	10/22/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2720/952	6/21/2024	WD	Q	I	01	435,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: WASH FAMILY REVOCAB						
2699/1657	3/13/2024	WD	U	I	37	431,500
GRANTOR: SCOTT JENNIFER H						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W20 FOP=[YR=2014] W20 S13 E8 D2 R2 E10 N15$ S15 W10 U2 L2 W8 N13 W3 U2 L2 W9 D2 L2 W3 S40
FGR=[YR=2014] S1 PTO=[YR=2014] W1 S1 E1 N1$ S21E19
FOP=[YR=2014] S1 E29 N1 W1 N7 W11 N2 W6 S2 W10 S7 W1$ E1 N22 W20$ E20 S15 E10 N2 E6 S2 E11 S7 E12 N62$.

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	778.00	SF	6.50	6.50	100	2014	2014	3	94	4,754	

LAND DESCRIPTION

TOTAL OB/XF 4,754

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