LOT 44
PLUMMER CREEK #1 PB 8/28

POLAND JOHN R & SHELLY R
79614 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1601-0044-0000

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 60
Interior Floo	14	CARPET 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

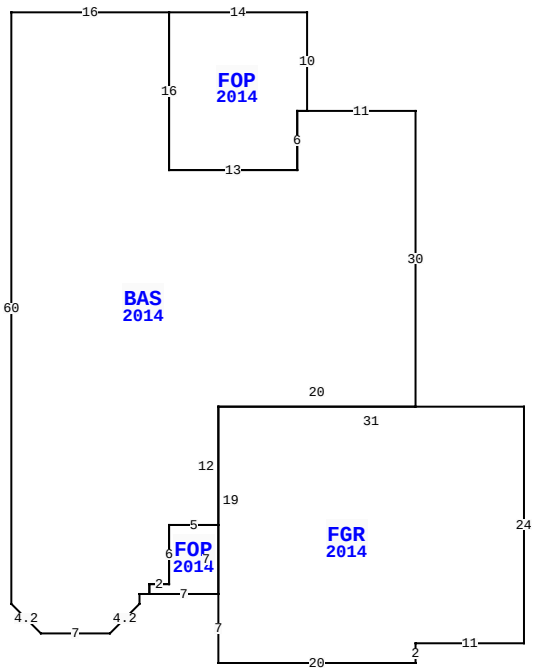
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,717	100	2014	1,717	198,769
FGR	784	55	2014	431	49,895
FOP	37	30	2014	11	1,273
FOP	218	30	2014	65	7,524
TOTALS	2,756			2,224	257,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,224	121.2162	121.22	269,593	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1717 HX Base Yr 2021



79614 PLUMMERS CREEK DR, YULEE

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

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	0811	CONCRETE B	0	100	0	0	1,420.00	SF	5.20	5.20	100	2014	2014	3	94	6,941	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		257,461
TOTAL MARKET OB/XF VALUE		6,941
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		324,402
SOH/AGL Deduction		62,106
ASSESSED VALUE		262,296
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		211,574
TOTAL JUST VALUE		324,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429241	CO ISSUED	0	12/11/2014
B1429241	NEW CONSTR	223,174	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2410/1321	11/13/2020	WD	Q	I	02	277,000
GRANTOR: WALKER TINA & CHRISTO						
GRANTEE: POLAND JOHN R & SHE						
1953/0920	12/12/2014	WD	Q	I	01	180,200
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: MILLER TINA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W11 FOP=[YR=2014] N10 W14 S16 E13 N6 E1$ W1 S6 W13 N16 W16 S60 D3 R3 E7 U3 R3 N1 E1 FOP=[YR=2014] E7 FGR=[YR=2014] S7 E20 N2 E11 N24 W31 S19$ N7 W5 S6 W2 S1$ N1 E2 N6 E5 N12 E20 N30 $.

LAND DESCRIPTION

TOTAL OB/XF 6,941

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