LOT 45
PLUMMER CREEK #1 PB 8/28

MURFFYN FAMILY REVOCABLE TRUST/MURRFYN JOSEPH D TR
79620 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1601-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

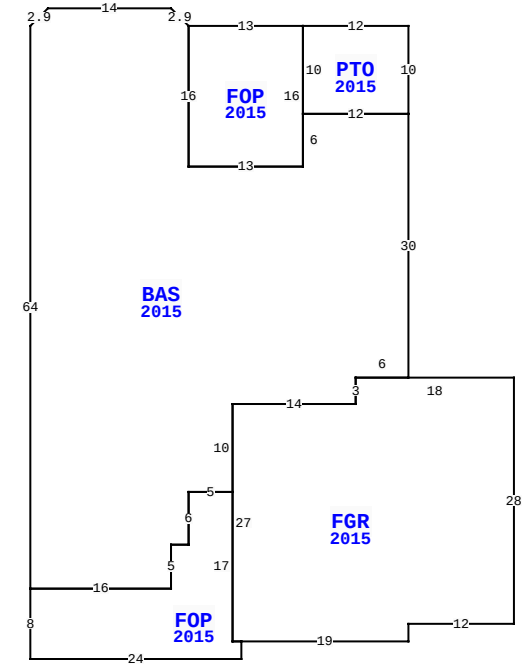
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,953	100	2015	1,953	221,311
FGR	894	55	2015	492	55,753
FOP	208	30	2015	62	7,025
FOP	251	30	2015	75	8,499
PTO	120	5	2015	6	680
TOTALS	3,426			2,588	293,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,588	118.0368	118.04	305,488	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1953 HX Base Yr 2024



79620 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		293,268
TOTAL MARKET OB/XF VALUE		5,928
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		359,196
SOH/AGL Deduction		8,345
ASSESSED VALUE		350,851
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		300,129
TOTAL JUST VALUE		359,196
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429675	CO ISSUED	0	05/15/2015
B1429675	NEW CONSTR	262,936	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2734/1338	8/28/2024	QC	U	I	11	100
GRANTOR: MURFFYN JOSEPH DANIEL						
GRANTEE: MURFFYN FAMILY REVO						
2724/1472	7/10/2024	QC	U	I	11	100
GRANTOR: MURFFYN JOSEPH DANIEL						
GRANTEE: MURFFYN JOSEPH M						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2015] W12 FOP=[YR=2015] W13 BAS=[YR=2015] U2 L2 W14 D2 L2 S64 FOP=[YR=2015] S8 E24 N2 FGR=[YR=2015] E19 N2 E12 N28 W18 S3 W14 S27 E1$ W1 N17 W5 S6 W2 S5 W16$ E16 N5 E2 N6 E5 N10 E14 N3 E6 N30 W12 S6 W13 N16$ S16 E13 N16$ S10 E12 N10$.

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	1,200.00	SF	5.20	5.20	100	2015	2015	3	95	5,928	

LAND DESCRIPTION

TOTAL OB/XF 5,928

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