

CLIPPINGER YVONNE/WHITE LAUNIA
79628 PLUMMERS CREEK DR
YULEE, FL 32097

12-2N-26-1601-0046-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

0100013,019108.6750108.68328,105201520150004.0096.00

SINGLE FAM - 100% - 2016Heated Area: 2451HX Base Yr 2016

FOP
2015FGR
2015BAS
2015FOP
2015

QUALITY04Quality Level 04DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA05NEIGHBORHOOD/LOC5013.00

TOTALS3,7403,019314,981

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ % CONDOB/XF MKT VALUENOTES

10811CONCRETE B0100001,225.00SF5.205.20100201520153956,052

20462ST/AL FNC010000768.00SF10.0010.00100201520153755,760

30861POOL GUNIT010000420.00SF85.0085.001002015201537526,775

40855CONC PAVER010000339.00SF10.0010.00100201520153953,221

50871POOL HTR R0100001.00UT2,000.002,000.00100201520153651,300

60910SCRN RM L010000759.00SF15.0015.00100201520153657,400

LAND DESCRIPTIONTOTAL OB/XF50,508

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPTH FACT% CONDDOT ADJUSTUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEAR DENSITYDECL FRZYR CONSRV

1000100CRRES100PUD0.000.001.00LT1.001.001.0060,000.0060,000.0060,000

REVIEW DATE05/26/2020BYKBATotal Acres: 0.00Total Land Value: 60,000Market: 0Agricultural: 0Common: 60,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTSEFF. BASE RATE

REPL. COST NEWAYBEYBECONFNCT

NORM%

% COND

NASSAU COUNTY PROPERTY

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VALUATION BYTax Group: 4Tax Dist:

BUILDING MARKET VALUE314,981

TOTAL MARKET OB/XF VALUE50,508

TOTAL LAND VALUE - MARKET60,000

TOTAL MARKET VALUE425,489

SOH/IAGL Deduction141,045

ASSESSED VALUE284,444

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE233,722

TOTAL JUST VALUE425,489

NCON VALUE0

INCOME VALUEPREVIOUS YEAR MKT VALUE408,252

SALES DATAOFF RECORD NumberDATEINSTQUANTITYRSN CD SALE PRICE

1962/10832/09/2015WDQI02283,600

GRANTOR: ADVANTAGE HOME BUILDERS GRantee: CLIPPINGER YVONNE & SONS LLC

1929/13947/25/2014SWUV30113,000

GRANTOR: BWC LAND PLUMMER LLCGRantee: ADVANTAGE HOME BUILDERS

BUILDING NOTESTOTAL SQUARE FEET OF HEATED SPACE IS 2451 SQ FT.

BUILDING DIMENSIONSFOGP=[YR=2015] W32 BAS=[YR=2015] W21 S63 E12 FOGP=[YR=2015] S5 E19 FGROFP=[YR=2015] S1 E18 N2 E11 N26 W7 S3 W22 S24\$ N7 W12 N4 W5 S6 W2\$ E2 N6 E5 S4 E12 N17 E22 N31 W32 N13\$ S13 E32 N13\$. TOTAL LOT AREA IS 1.00 ACRES.