

LOT 47
IN OR 1932/176
PLUMMER CREEK #1 PB 8/28

ESLINGER ERNEST R
79634 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1601-0047-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
CONSTRUCTION						VALUATION SUMMARY													PAGE 1 of 1												
ELEMENT	CD					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD												
Exterior Wall	16	WD FR STUC 90				0100	01	2,619	121.6656	121.67	318,654	2014	2014	0	0	0	5.00	95.00	VALUATION BY												
Exterior Wall	21	STONE 10				1 SINGLE FAM - 100% - 2015													Heated Area: 2267												
Roof Structure	08	IRREGULAR 100																	HX Base Yr 2015												
Roof Cover	03	COMP SHNGL 100																													
Interior Wall	05	DRYWALL 100																													
Interior Floor	11	CLAY TILE 60																													
Interior Floor	14	CARPET 40																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms	4	100																													
Bathrooms	3	100																													
Frame	02	WOOD FRAME 100																													
Stories	2.	2. 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	1,888	100	2014	1,888	218,227																										
FGR	441	55	2014	243	28,088																										
FOP	48	30	2014	14	1,618																										
FSP	224	40	2014	90	10,403																										
FUS	379	100	2014	379	43,807																										
STR	51	10	2014	5	578																										
TOTALS						3,031			2,619	302,721																					
EXTRA FEATURES						79634 PLUMMERS CREEK DR, YULEE																									
L N	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	761.00	SF	6.50	6.50	100	2014	2014	3	94	4,650															
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920															
TOTAL OB/XF 6,570																															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																															