LOT 48
IN OR 1998/710
PLUMMER CREEK #1 PB 8/28

CARLOS JASON & JENNIFER ROBIN
79640 PLUMMERS CREEK DR
YULEE, FL 32097

**2025**

**12-2N-26-1601-0048-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 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 |

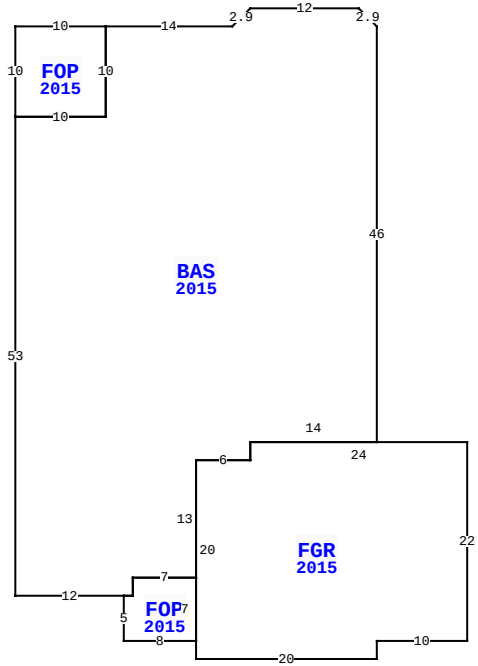
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,106 | 100 | 2015 | 2,106 | 235,374 |
| FGR | 688 | 55 | 2015 | 378 | 42,247 |
| FOP | 54 | 30 | 2015 | 16 | 1,788 |
| FOP | 100 | 30 | 2015 | 30 | 3,353 |
| TOTALS | 2,948 | | | 2,530 | 282,761 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,530 | 116.4240 | 116.42 | 294,543 | 2015 | 2015 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SINGLE FAM – 100% - 2016 Heated Area: 2106 HX Base Yr 2016




79640 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 | | 282,761 |
| TOTAL MARKET OB/XF VALUE | | 8,710 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 351,471 |
| SOH/AGL Deduction | | 120,523 |
| ASSESSED VALUE | | 230,948 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 180,226 |
| TOTAL JUST VALUE | | 351,471 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 333,907 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1530281 | CO ISSUED | 0 | 08/14/2015 |
| B1530281 | NEW CONSTR | 271,689 | 04/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1998/0710 | 8/14/2015 | WD | Q | I | 01 | 205,400 |
| GRANTOR: ADVANTAGE HOME BUILDE | | | | | | |
| GRANTEE: CARLOS JASON & JENN | | | | | | |
| 1965/0838 | 2/20/2015 | WD | U | V | 30 | 39,200 |
| GRANTOR: BWC LAND PLUMMER LLC | | | | | | |
| GRANTEE: ADVANTAGE HOME BUIL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2015] U2 L2 W12 D2 L2 W14 FOP=[YR=2015] W10 S10 E10 N10$ S10 W10 S53 E12 FOP=[YR=2015] S5 E8 FGR=[YR=2015] S2 E20 N2 E10 N22 W24 S2 W6 S20$ N7 W7 S2 W1$ E1 N2 E7 N13 E6 N2 E14 N46$.

## 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 | 1,151.00 | SF | 5.20 | 5.20 | 100 | 2015 | 2015 | 3 | 95 | 5,686 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 27 | 16 | 432.00 | SF | 10.00 | 10.00 | 100 | 2016 | 2016 | 3 | 70 | 3,024 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,710

| 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 06/22/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS