LOT 50
PLUMMER CREEK #1 PB 8/28

QUICK ERIC A/HEATON LAURIE
79654 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1601-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

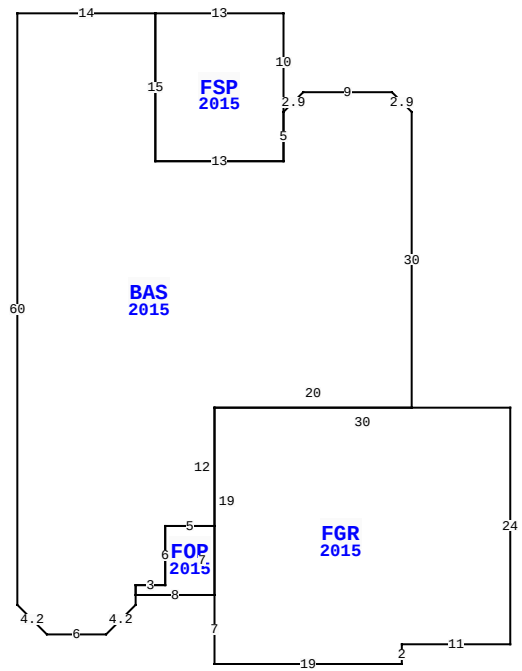
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,678	100	2015	1,678	180,676
FGR	758	55	2015	417	44,900
FOP	38	30	2015	11	1,185
FSP	195	40	2015	78	8,398
TOTALS	2,669			2,184	235,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,184	112.1610	112.16	244,957	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1678 HX Base Yr 2024



79654 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		235,159
TOTAL MARKET OB/XF VALUE		5,113
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		300,272
SOH/AGL Deduction		109,410
ASSESSED VALUE		190,862
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		140,140
TOTAL JUST VALUE		300,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429611	CO ISSUED	0	03/26/2015
B1429611	NEW CONSTR	0	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2672/1924	10/07/2023	QC	U	I	11	98,600
GRANTOR: QUICK ERIC A						
GRANTEE: QUICK ERIC A						
1971/1088	3/27/2015	WD	Q	I	01	177,500
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: QUICK ERIC A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] U2 L2 W9 D2 L2 FSP=[YR=2015] N10 W13 S15 E13 N5$ S5 W13 N15 W14 S60 D3 R3 E6 U3 R3 N1 FOP=[YR=2015] E8 FGR=[YR=2015] S7 E19 N2 E11 N24 W30 S19$ N7 W5 S6 W3 S1$ N1 E3 N6 E5 N12 E20 N30$.

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	1,035.00	SF	5.20	5.20	100	2015	2015	3	95	5,113	

LAND DESCRIPTION

TOTAL OB/XF 5,113

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