LOT 53
PLUMMER CREEK #1 PB 8/28

KAYLOR DAVID & KATHERINE
79674 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2025

12-2N-26-1601-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

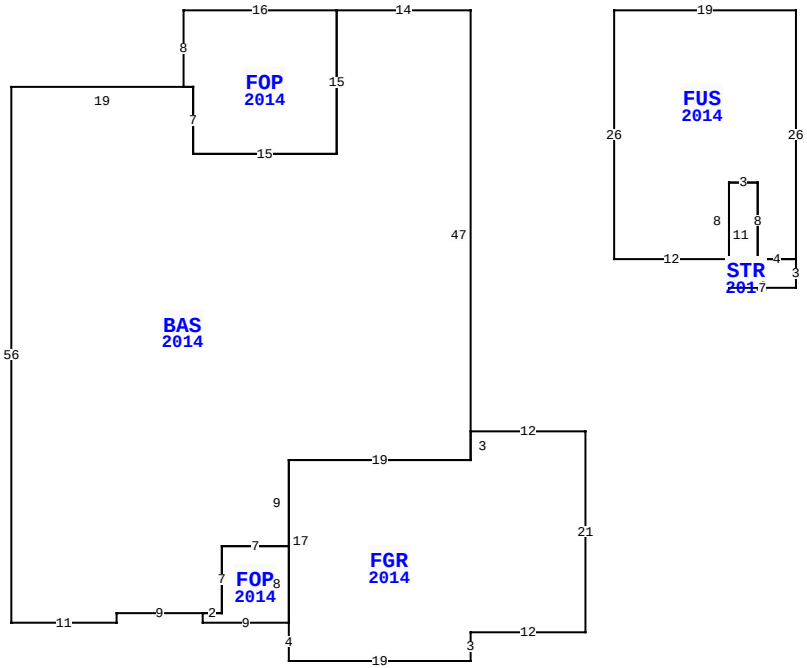
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	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	2,305	100	2014	2,305	254,754
FGR	651	55	2014	358	39,567
FOP	58	30	2014	17	1,878
FOP	233	30	2014	70	7,736
FUS	470	100	2014	470	51,945
STR	45	10	2014	4	442
TOTALS	3,762			3,224	356,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,224	115.7268	115.73	373,114	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2775 HX Base Yr 2024



79674 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		356,324
TOTAL MARKET OB/XF VALUE		11,096
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		427,420
SOH/AGL Deduction		9,160
ASSESSED VALUE		418,260
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		367,538
TOTAL JUST VALUE		427,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328074	NEW CONSTR	330,852	12/12/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2622/1229	3/01/2023	WD	Q	I	01	518,500
GRANTOR: KRAMER ANDREW MARK &						
GRANTEE: KAYLOR DAVID & KATH						
2327/0923	12/18/2019	WD	Q	I	01	342,500
GRANTOR: CAMPOS HAYLLEM &						
GRANTEE: KRAMER ANDREW MARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 FOP=[YR=2014] W16 S8 E1 S7 E15 N15$ S15 W15 N7 W19 S56 E11 N1 E9 FOP=[YR=2014] S1 E9 FGR=[YR=2014] S4 E19 N3 E12 N21 W12 S3 W19 S17$ N8 W7 S7 W2$ E2 N7 E7 N9 E19 N47$ PTR= E15 FUS=[YR=2014] E19 S26 STR=[YR=2014] S3 W7 N11 E3 S8 E4$ W4 N8 W3 S8 W12 N26$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	
2	0811	CONCRETE B	0	100	0	0	1,182.00	SF	5.20	5.20	100	2014	2014	3	94	5,778	
3	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00	32.00	100	2014	2014	3	85	1,958	

LAND DESCRIPTION

TOTAL OB/XF 11,096

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 10/22/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS