LOT 93
PLUMMER CREEK #1 PB 8/28

WARMIJAK LOUIS
79842 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1601-0093-0000

BUILDING CHARACTERISTICS

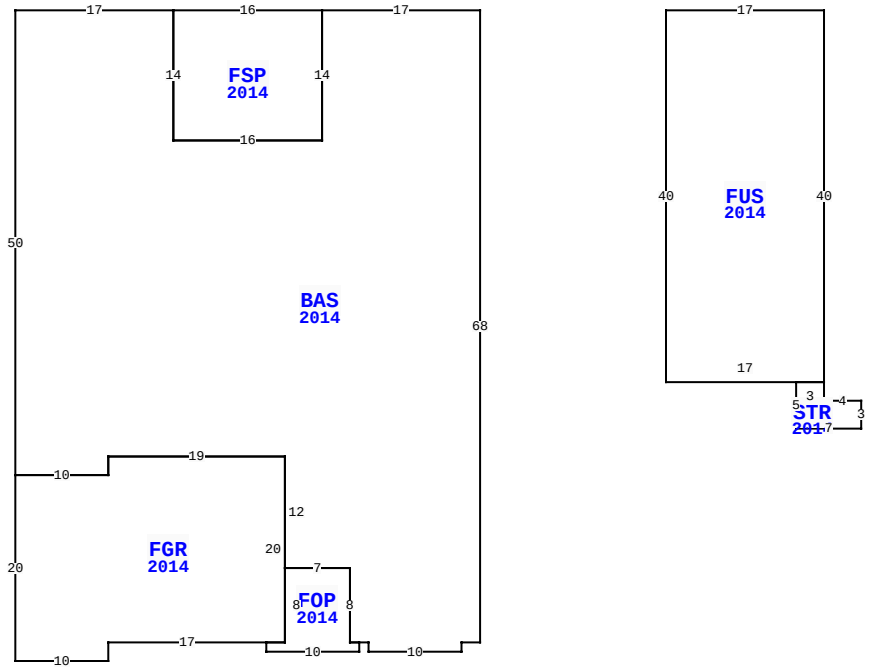
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	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	2,570	100	2014	2,570	289,535
FGR	580	55	2014	319	35,939
FOP	66	30	2014	20	2,254
FSP	224	40	2014	90	10,140
FUS	680	100	2014	680	76,608
STR	27	10	2014	3	338
TOTALS	4,147			3,682	414,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,682	118.0305	118.03	434,586	2014	2014	0	0	0	4.55	95.45

1 SINGLE FAM – 100% - 2022 Heated Area: 3250 HX Base Yr 2022



79842 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		414,812
TOTAL MARKET OB/XF VALUE		12,812
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		487,624
SOH/AGL Deduction		117,657
ASSESSED VALUE		369,967
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		319,245
TOTAL JUST VALUE		487,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428381	CO ISSUED	0	06/12/2014
B1428381	NEW CONSTR	383,050	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2336/0829	1/27/2020	WD	Q	I	01	355,000
GRANTOR: ROYAL JASON C & JENNI						
GRANTEE: WARMIJAK LOUIS						
1928/0581	6/25/2014	WD	Q	I	01	268,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ROYAL JASON C & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FSP=[YR=2014] W16 S14 E16 N14$ S14 W16 N14 W17 S50 FGR=[YR=2014] S20 E10 N2 E17 FOP=[YR=2014] S1 E10 N1 W1 N8 W7 S8 W2$ E2 N20 W19 S2 W10$ E10 N2 E19 S12 E7 S8 E2 S1 E10 N1 E2 N68$ PTR=E20 FUS=[YR=2014] E17 S40 STR=[YR=2014] S2 E4 S3 W7 N5 E3$ W17 N40$ W20$.

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	0810	CONCRETE A	0	100	0	0	750.00	SF	6.50	6.50	100	2014	2014	3	94	4,583	
2	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00	32.00	100	2014	2014	3	85	5,222	
3	0855	CONC PAVER	0	100	0	0	310.00	SF	10.00	10.00	100	2019	2019	3	97	3,007	

LAND DESCRIPTION

TOTAL OB/XF 12,812

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 10/24/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS