LOT 94
PLUMMER CREEK #1 PB 8/28

GRANT NICKIE
79848 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1601-0094-0000

BUILDING CHARACTERISTICS

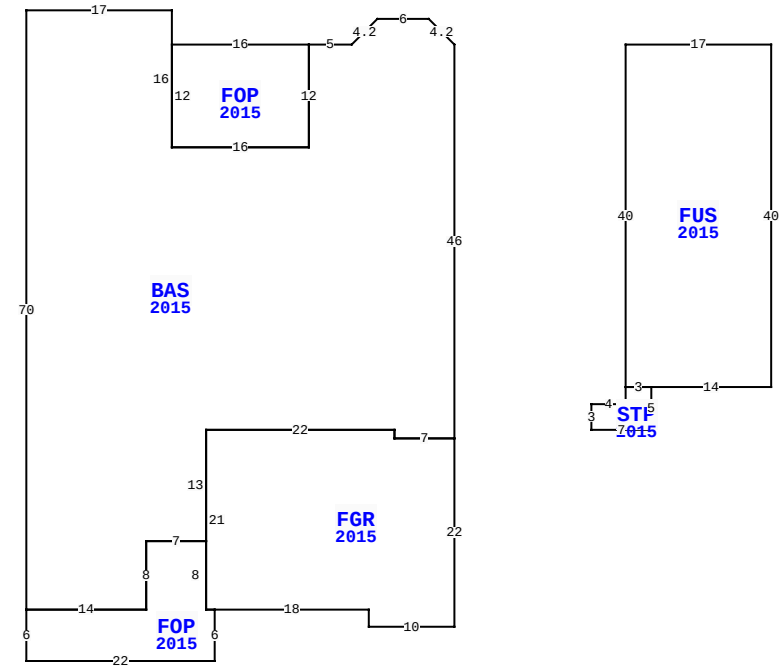
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
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	2,545	100	2015	2,545	276,230
FGR	622	55	2015	342	37,120
FOP	188	30	2015	56	6,078
FOP	192	30	2015	58	6,295
FUS	680	100	2015	680	73,807
STP	27	10	2015	3	325
TOTALS	4,254			3,684	399,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,684	113.1165	113.12	416,734	2015	2015	0	0	0	4.05	95.95

1 SINGLE FAM – 100% - 2016 Heated Area: 3225 HX Base Yr 2016



79848 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		399,856
TOTAL MARKET OB/XF VALUE		31,525
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		491,381
SOH/AGL Deduction		161,005
ASSESSED VALUE		330,376
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		279,654
TOTAL JUST VALUE		491,381
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530999	SWIM POOL	20,000	08/01/2015
B1529803	CO ISSUED	0	04/16/2015
B1529803	NEW CONSTR	0	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2542/0304	2/23/2022	QC	U	I	11	100
GRANTOR: SUTTON NICKIE R NKA N						
GRANTEE: GRANT NICKIE						
2409/0617	11/17/2020	FJ	U	I	11	100
GRANTOR: SUTTON THOMAS L						
GRANTEE: GRANT R NICKIE R FK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] U3 L3 W6 D3 L3 W5 FOP=[YR=2015] W16 S12 E16 N12$ S12 W16 N16 W17 S70 FOP=[YR=2015] S6 E22 N6 FGR=[YR=2015] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W14 $ E14 N8 E7 N13 E22 S1 E7 N46$ PTR=E20 FUS=[YR=2015] E17 S40 W14 STP=[YR=2015] S5 W7 N3 E4 N2 E3$ W3 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	0811	CONCRETE B	0	100	0	0	1,320.00	SF	5.20	5.20	100	2015	2015	3	95	6,521	
2	0861	POOL GUNIT	0	100	0	0	234.00	SF	85.00	85.00	100	2016	2016	3	78	15,514	
3	0855	CONC PAVER	0	100	0	0	665.00	SF	10.00	10.00	100	2016	2016	3	95	6,318	
4	0476	VF 6 SBPL	0	100	0	0	102.00	LF	32.00	32.00	100	2016	2016	3	89	2,905	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

LAND DESCRIPTION

TOTAL OB/XF 31,525

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 08/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS