LOT 95
PLUMMER CREEK #1 PB 8/28

THAYER JOHN W & JENNIFER A
79860 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1601-0095-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	14	CARPET 30
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

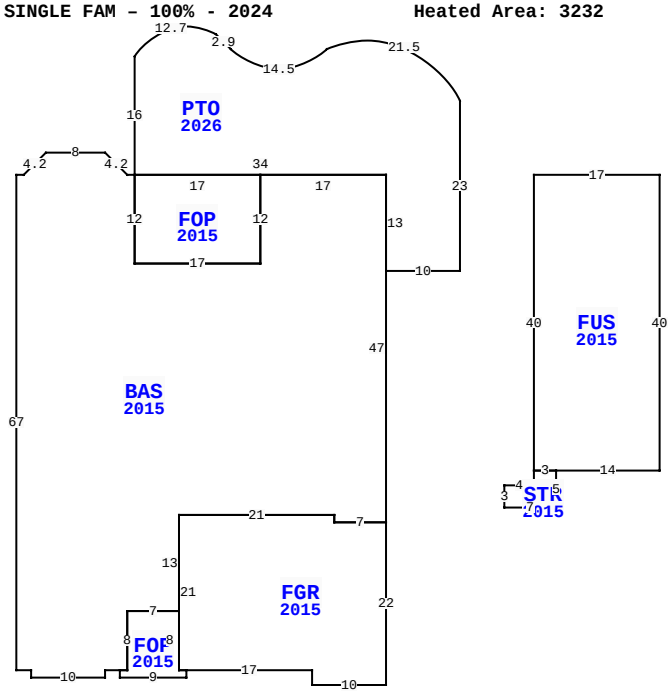
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,552	100	2015	2,552	278,041
FGR	601	55	2015	331	36,062
FOP	65	30	2015	20	2,179
FOP	204	30	2015	61	6,646
FUS	680	100	2015	680	74,086
PTO	870	5	2026	44	4,794
STR	27	10	2015	3	326
TOTALS	4,999			3,691	402,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,691	113.4945	113.49	418,892	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM - 100% - 2024 Heated Area: 3232 HX Base Yr



79860 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		402,136
TOTAL MARKET OB/XF VALUE		7,424
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		469,560
SOH/AGL Deduction		8,826
ASSESSED VALUE		460,734
TOTAL EXEMPTION VALUE	13	460,734
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		469,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006051	ADDITION	15,439	07/13/2020
B1529836	CO ISSUED	0	04/10/2015
B1529836	NEW CONSTR	0	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2326/0319	12/17/2019	WD	Q	I	02	365,000
GRANTOR: BLACKWELL ALAINA T						
GRANTEE: THAYER JOHN W & JEN						
2100/1209	2/04/2017	QC	U	I	11	100
GRANTOR: BLACKWELL JEFFREY						
GRANTEE: BLACKWELL ALAINA TO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W17 S12 W17 N12 W1 U3L3 W8 D3L3 W1 S67 E2 S1 E10 N1 E2 E1 N8 E7 N13 E21 S1 E7 N47 $
FUS=[YR=2015;ORIG=20,0] E17 S40 W14 W3 N40 $
FGR=[YR=2015;ORIG=-27,67] E17 S2 E10 N22 W7 N1 W21 S21 E1 $
FOP=[YR=2015;ORIG=-17,0] W17 S12 E17 N12 $
FOP=[YR=2015;ORIG=-36,67] S1 E9 N1 W1 N8 W7 S8 W1 $
STR=[YR=2015;ORIG=23,40] S5 W7 N3 E4 N2 E3 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2026;ORIG=-34,0] N16 U3R11G90 D2R2 E13F90 D7R18G90 S23 W10 N13 W34 $
.

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	1,355.00	SF	5.20	5.20	100	2015	2015	3	95	6,694	
3	0476	VF 6 SBPL	0	100	0	0	24.00	LF	32.00	32.00	100	2020	2020	3	95	730	

LAND DESCRIPTION

TOTAL OB/XF 7,424

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 01/05/2021 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS