

LOT 102
IN OR 1914/972 & OR 1978/1933
PLUMMER CREEK #1 PB 8/28

HUBBARD JENNY
80049 CATTAIL CIRCLE
YULEE, FL 32097

2025

12-2N-26-1601-0102-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	3 100
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
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NEIGHBORHOOD/LOC	5013.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	2014	1,417	141,717
FGR	704	55	2014	387	38,705
FOP	124	30	2014	37	3,701
FOP	369	30	2014	111	11,102
FUS	2,058	100	2014	2,058	205,826
PTO	9	5	2014	0	0
PTO	54	5	2014	3	300
STR	33	10	2014	3	300

TOTALS	4,768			4,016	401,650
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,089.00	SF	4.00
2	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00
3	0855	CONC PAVER	0	100	0	0	288.00	SF	10.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,016	104.7816	104.78	420,796	2014	2014	0	0	4.55	95.45
1 SINGLE FAM - 100% - 2019 Heated Area: 3475 HX Base Yr 2019											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/04/2025 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		401,650	
TOTAL MARKET OB/XF VALUE		14,892	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		476,542	
SOH/AGL Deduction		129,679	
ASSESSED VALUE		346,863	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		296,141	
TOTAL JUST VALUE		476,542	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		453,666	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327992	CO ISSUED	0	04/02/2014
B1327992	NEW CONSTR	429,177	11/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1978/1933	5/05/2015	QC	U	I	11
GRANTOR: HUBBARD RICHARD					
GRANTEE: HUBBARD JENNY					
1914/0972	4/02/2014	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: HUBBARD RICHARD L &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2014] W11 FOP=[YR=2014] N9 W21 PTO=[YR=2014] W6 S9 E6 N9\$ S9 E1 S9 E20 N9 \$ S9 W20 N9 W8 S27 FGR=[YR=2014] W8 PTO=[YR=2014] N3 W3 S3 E3 \$ W4 S22 E12 S3 E20 N22 W20 N3 \$ S3 E20 S23 FOP=[YR=2014] S6 E19 N7 W10 S1 W9\$ E9 N1 E10 N52\$ PTR= E15 FUS=[YR=2014] E39 S52 W10 S7W9 N7 STR=[YR=2014] N11 E3 S11 W3\$ E3 N11 W3 S11 W20 N52\$ W15\$.					

LAND DESCRIPTION										TOTAL OB/XF										14,892									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000												