LOT 104
IN OR 1981/1263
PLUMMER CREEK #1 PB 8/28

COBB CHARLES & NANCY
79886 PLUMMERS CREEK DR
YULEE, FL 32097

**2025**

**12-2N-26-1601-0104-0000**

## BUILDING CHARACTERISTICS

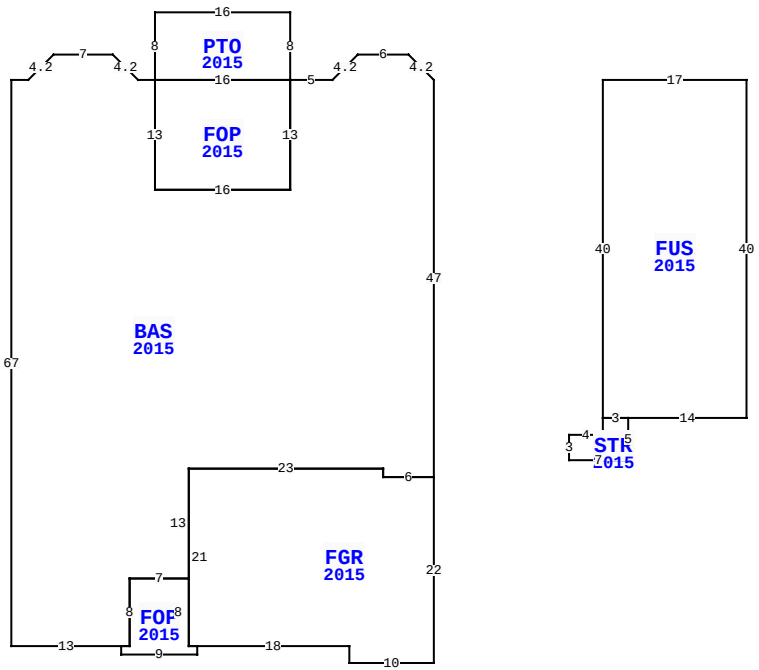
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 16 | WD FR STUC 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 2,540 | 100 | 2015 | 2,540 | 290,457 |
| FGR | 623 | 55 | 2015 | 343 | 39,223 |
| FOP | 65 | 30 | 2015 | 20 | 2,287 |
| FOP | 208 | 30 | 2015 | 62 | 7,090 |
| FUS | 680 | 100 | 2015 | 680 | 77,760 |
| PTO | 128 | 5 | 2015 | 6 | 686 |
| STR | 27 | 10 | 2015 | 3 | 344 |
| TOTALS | 4,271 | | | 3,654 | 417,847 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,654 | 119.1750 | 119.18 | 435,484 | 2015 | 2015 | 0 | 0 | 0 | 4.05 | 95.95 |

1 SINGLE FAM – 100% - 2017 Heated Area: 3220 HX Base Yr 2017




79886 PLUMMERS CREEK DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/04/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 417,847 |
| TOTAL MARKET OB/XF VALUE | | 7,216 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 485,063 |
| SOH/AGL Deduction | | 148,750 |
| ASSESSED VALUE | | 336,313 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 285,591 |
| TOTAL JUST VALUE | | 485,063 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 461,255 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1529800 | CO ISSUED | 0 | 05/07/2015 |
| B1529800 | NEW CONSTR | 392,308 | 01/12/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1981/1263 | 5/22/2015 | WD | Q | I | 01 | 301,900 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: COBB CHARLES & NANC | | | | | | |
| 1954/0742 | 12/18/2014 | WD | Q | V | 05 | 248,900 |
| GRANTOR: BWC LAND PLUMMER LLC | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2015] L3 U3 W6 D3 L3 W5 PTO=[YR=2015] N8 W16 S8 FOP=[YR=2015] S13 E16 N13 W16$ E16$ S13 W16 N13 W2 U3 L3 W7 D3 L3 W2 S67 E13 FOP=[YR=2015] S1 E9 N1 FGR=[YR=2015] E18 S2 E10 N22 W6 N1 W23 S21 E1$ W1 N8 W7S8 W1$ E1 N8 E7 N13 E23 S1 E6 N47$ PTR=E20 FUS=[YR=2015] E17 S40 W14 STR=[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 | 1,072.00 | SF | 5.20 | 5.20 | 100 | 2015 | 2015 | 3 | 95 | 5,296 | |
| 2 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2015 | 2015 | 3 | 96 | 1,920 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,216

| 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 05/26/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS