

LOT 1
PLUMMER CREEK PHASE TWO A
PBK 8/142

CASON MAHAL & THOMAS
79565 PLUMMERS CREEK DRIVE
YULEE, FL 32034

2025

12-2N-26-1602-0001-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	10	ABOVE AVG 100	0100	01	2,790	117.4320	117.43	327,630	2017	2017	0	0	0	3.00	97.00	VALUATION SUMMARY													
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024													Heated Area: 2310													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2024													
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 50																											
Interior Floor	14	CARPET 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
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																						
NEIGHBORHOOD/LOC			5013.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,939	100	2017	1,939	220,866																								
FGR	672	55	2017	370	42,146																								
FOP	48	30	2017	14	1,595																								
FSP	224	40	2020	90	10,252																								
FUS	371	100	2017	371	42,260																								
STR	58	10	2017	6	684																								
TOTALS			3,312		2,790	317,801																							
EXTRA FEATURES						79565 PLUMMERS CREEK DR, YULEE																							
L N	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	1,085.00	SF	5.20	5.20	100	2017	2017	3	96	5,416													
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940													
3	0476	VF 6 SBPL	0	100	0	0	174.00	LF	32.00	32.00	100	2020	2020	3	95	5,290													
4	0810	CONCRETE A	0	100	0	0	70.00	SF	6.50	6.50	100	2020	2020	3	98	446													
LAND DESCRIPTION																													
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000												
REVIEW DATE 06/25/2021 BY KBA																													
Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS																													

Diagram showing building layout with dimensions and area calculations.

Heated Area: 2310

Basement (BAS) 2017: 220,866

First Floor (FGR) 2017: 42,146

Second Floor (FOP) 2017: 1,595

Third Floor (FSP) 2020: 10,252

Fourth Floor (FUS) 2017: 42,260

Roof (STR) 2017: 684

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2655/1281	7/19/2023	WD Q	I	01		472,000

GRANTOR: MCCULLOCH JASON & TAR

GRANTEE: CASON MAHAL & THOMA

	DATE	TYPE	Q	V	I	RSN	CD	SALE PRICE
2380/0699	7/29/2020	WD Q	I	02				320,900

GRANTOR: WHITE MATTHEW KYLE &

GRANTEE: MCCULLOCH JASON & T

BUILDING DIMENSIONS

FSP=[YR=2020] W16 BAS=[YR=2017] W1 U3 L3 W7 D3 L3 W10 S46

FGR=[YR=2017] W12 S21 E12 S3 E21 N7 FOP=[YR=2017] E8 N6 W8

S6\$ N13 W21 N4\$ S4 E21 S7 E19 N43 W16 N14\$ S14 E16 N14\$

PTR=E20 FUS=[YR=2017] E14 STR=[YR=2017] E10 S10 W3 N6 W7 N4\$

S4 E7 S15 W21 N19\$ W20\$.