LOT 5
IN OR 2076/1058
PLUMMER CREEK PHASE TWO A

DODGE ANDREW M & JENNIFER M
3133 CEDAR SPRINGS CT
ARCADIA, OK 73007

2025

12-2N-26-1602-0005-0000

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		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

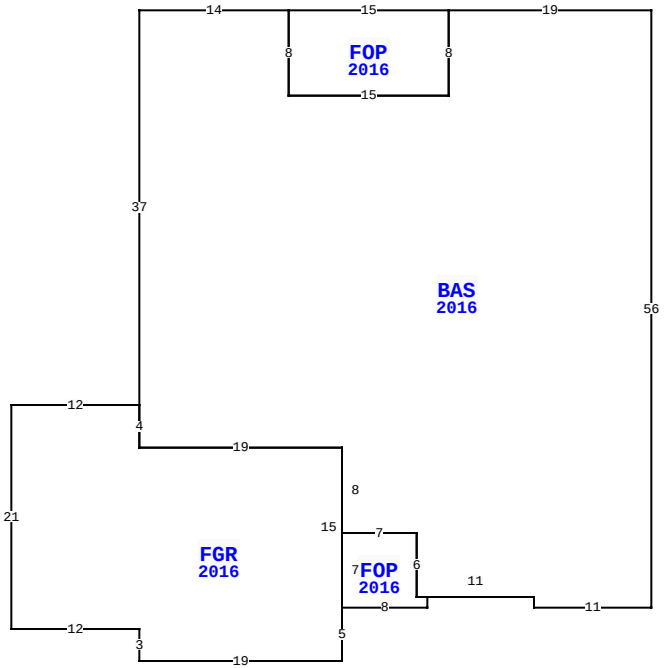
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,223	100	2016	2,223	257,531
FGR	632	55	2016	348	40,315
FOP	50	30	2016	15	1,738
FOP	120	30	2016	36	4,171
TOTALS	3,025			2,622	303,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,622	120.0528	120.05	314,771	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 0% - 0 Heated Area: 2223 HX Base Yr



79541 PLUMMERS CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	303,754
TOTAL MARKET OB/XF VALUE	4,119
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	367,873
SOH/AGL Deduction	0
ASSESSED VALUE	367,873
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	367,873
TOTAL JUST VALUE	367,873
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	349,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632390	CO ISSUED	0	09/27/2016
B1632390	NEW CONSTR	281,697	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2076/1058	9/30/2016	WD	Q	I	01	252,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DODGE ANDREW M & JE						
2048/0257	5/19/2016	WD	Q	V	05	490,400
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W19 FOP=[YR=2016] W15 S8 E15 N8$ S8 W15 N8 W14 S37 FGR=[YR=2016] W12 S21 E12 S3 E19 N5 FOP=[YR=2016] E8 N1 W1 N6 W7 S7$ N15 W19 N4$ S4 E19 S8 E7 S6 E11 S1 E11 N56 $.

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	0812	CONCRETE C	0	0	0	0	1,084.00	SF	4.00	4.00	100	2016	2016	3	95	4,119	

LAND DESCRIPTION

TOTAL OB/XF 4,119

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	0		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