LOT 6
PLUMMER CREEK PHASE TWO A
PBK 8/142

JARESS DAVID & JENNIFER
79535 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1602-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

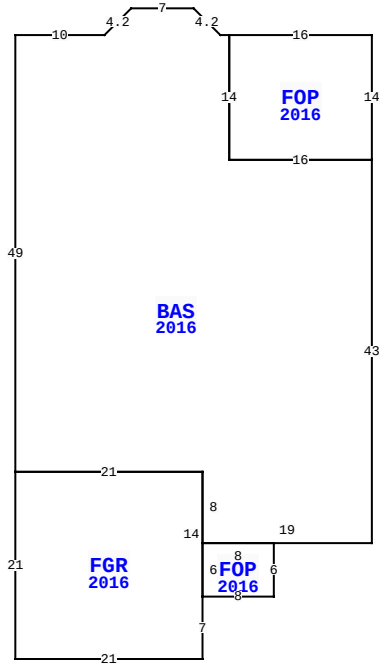
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,918	100	2016	1,918	223,030
FGR	441	55	2016	243	28,257
FOP	48	30	2016	14	1,628
FOP	224	30	2016	67	7,791
TOTALS	2,631			2,242	260,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,242	120.4959	120.50	270,161	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1918 HX Base Yr 2022



79535 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		260,705
TOTAL MARKET OB/XF VALUE		4,532
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		325,237
SOH/AGL Deduction		51,658
ASSESSED VALUE		273,579
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		222,857
TOTAL JUST VALUE		325,237
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632661	CO ISSUED	0	12/22/2016
B1632661	NEW CONSTR	243,689	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2470/1063	6/14/2021	WD	Q	I	01	310,000
GRANTOR: CARTER CALEB W & ASHL						
GRANTEE: JARESS DAVID & JENN						
2091/0470	12/22/2016	WD	Q	I	01	231,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CARTER CALEB WREN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W16 BAS=[YR=2016] W1 U3 L3 W7 D3 L3 W10 S49
FGR=[YR=2016] S21 E21 N7 FOP=[YR=2016] E8 N6 W8 S6$ N14 W21$
E21 S8 E19 N43 W16 N14$ S14 E16 N14$.

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	0810	CONCRETE A	0	100	0	0	734.00	SF	6.50	6.50	100	2016	2016	3	95	4,532	

LAND DESCRIPTION

TOTAL OB/XF 4,532

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 06/23/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS