

LOT 14
IN OR 2068/1830
PLUMMER CREEK PHASE TWO A

WRONOWSKI JAMES
79479 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1602-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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 Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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	1,722	100	2016	1,722	198,939
FGR	704	55	2016	387	44,709
FOP	42	30	2016	13	1,502
FOP	224	30	2020	67	7,740
PTO	96	5	2016	5	578

TOTALS	2,788			2,194	253,468
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,026.00	SF	5.20
2	0855	CONC PAVER	0	100	0	0	100.00	SF	10.00
3	0911	SCRN RM A	0	100	12	8	96.00	SF	17.50
4	0861	POOL GUNIT	0	100	0	0	324.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	360.00	SF	10.00
6	0910	SCRN RM L	0	100	0	0	684.00	SF	15.00
7	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

REVIEW DATE	06/23/2021	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,194	119.7756	119.78	262,797	2016	2016	0	0	0	3.55	96.45	
1 SINGLE FAM - 100% - 2017 Heated Area: 1722 HX Base Yr 2017													

79479 PLUMMERS CREEK DR, YULEE	BLD DATE	LGL DATE	04/04/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1,026.00	SF	5.20	5.20	100	2016	2016	3	95	5,068	
2	0855	CONC PAVER	0	100	0	0	100.00	SF	10.00	10.00	100	2016	2016	3	95	950	
3	0911	SCRN RM A	0	100	12	8	96.00	SF	17.50	17.50	100	2018	2018	3	78	1,310	
4	0861	POOL GUNIT	0	100	0	0	324.00	SF	85.00	85.00	100	2019	2019	3	87	23,960	
5	0855	CONC PAVER	0	100	0	0	360.00	SF	10.00	10.00	100	2019	2019	3	97	3,492	
6	0910	SCRN RM L	0	100	0	0	684.00	SF	15.00	15.00	100	2019	2019	3	82	8,413	
7	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2020	2020	3	95	4,560	

TOTAL OB/XF														47,753	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00					

Total Acres: 0.00	Total Land Value: 60,000	Market: 0	Agricultural: 0	Common: 60,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										253,468				
TOTAL MARKET OB/XF VALUE										47,753				
TOTAL LAND VALUE - MARKET										60,000				
TOTAL MARKET VALUE										361,221				
SOH/AGL Deduction										107,888				
ASSESSED VALUE										253,333				
TOTAL EXEMPTION VALUE										50,722				HX HB
BASE TAXABLE VALUE										202,611				
TOTAL JUST VALUE										361,221				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										346,247				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006893	XFOB	7,981	08/01/2019
19005855	SWIM POOL	41,384	07/01/2019
17002440	REMODEL	2,841	05/01/2018
B1632039	CO ISSUED	0	07/22/2016
B1632039	NEW CONSTR	231,110	04/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2068/1830	8/25/2016	WD	Q	I	01	225,100	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: WRONOWSKI JAMES							
2039/0377	4/08/2016	WD	Q	V	05	992,600	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W14 FOP=[YR=2020] W14 PTO=[YR=2016] W12 S8 E12 N8\$ S16 E14 N16\$ S16 W14 N8 W12 S33 FGR=[YR=2016] W12 S22 E12 S3 E20 N11 FOP=[YR=2016] E7 N6 W7 S6\$ N11 W20 N3\$ S3 E20 S5 E7 S14 E13 N63\$.									