LOT 15
PLUMMER CREEK PHASE TWO A
PBK 8/142

GARNETT TERRY WAYNE & DEANNA LYNNE
79473 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2025

12-2N-26-1602-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

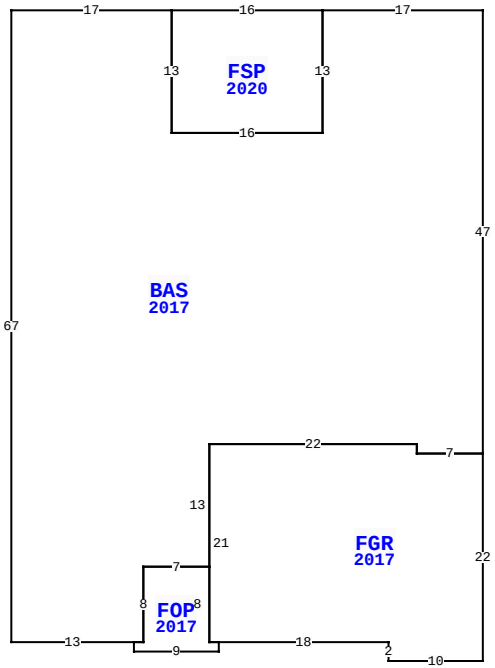
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2017	2,484	279,765
FGR	622	55	2017	342	38,518
FOP	65	30	2017	20	2,252
FSP	208	40	2020	83	9,348
TOTALS	3,379			2,929	329,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,929	116.1699	116.17	340,262	2017	2017	0	0	0	3.05	96.95

1 SINGLE FAM – 100% - 2025 Heated Area: 2484 HX Base Yr 2025



79473 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		329,884
TOTAL MARKET OB/XF VALUE		5,386
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		395,270
SOH/AGL Deduction		0
ASSESSED VALUE		395,270
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		344,548
TOTAL JUST VALUE		395,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001506	CO ISSUED	0	02/24/2017
B1633096	NEW CONSTR	313,953	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2757/201	12/12/2024	WD	Q	I	02	460,000
GRANTOR: SMITH JERMAINE LECARL						
GRANTEE: GARNETT TERRY WAYNE						
2112/0539	3/29/2017	WD	Q	I	01	266,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SMITH JERMAINE LECA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 FSP=[YR=2020] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E13 FOP=[YR=2017] S1 E9 N1 FGR=[YR=2017] E18 S2 E10 N22 W7 N1 W22 S21 E1 $ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$.

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	1,079.00	SF	5.20	5.20	100	2017	2017	3	96	5,386	

LAND DESCRIPTION

TOTAL OB/XF 5,386

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