

LOT 17
PLUMMER CREEK PHASE TWO A
PBK 8/142

STUART HALEY
79461 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1602-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,204	100	2016	2,204	246,120
FGR	399	55	2016	219	24,456
FOP	58	30	2016	17	1,898
FOP	120	30	2016	36	4,020
TOTALS	2,781			2,476	276,495

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	770.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	0	0	149.00	LF	32.00	32.00	
3	0462	ST/AL FNC	0	100	0	0	280.00	SF	10.00	10.00	
4	0855	CONC PAVER	1	100	16	28	448.00	SF	10.00	10.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,476	115.7184	115.72	286,523	2016	2016	0	0	3.50	96.50
1 SINGLE FAM - 100% - 2017 Heated Area: 2204 HX Base Yr 2017											
79461 PLUMMERS CREEK DR, YULEE											

TOTAL OB/XF											
16,240											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			276,495
TOTAL MARKET OB/XF VALUE			16,240
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			352,735
SOH/AGL Deduction			114,397
ASSESSED VALUE			238,338
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			187,616
TOTAL JUST VALUE			352,735
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			335,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632377	CO ISSUED	0	10/18/2016
B1632377	NEW CONSTR	270,450	05/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2493/1096	6/19/2021	QC U	I	11		100	
GRANTOR: BALLARD JULIAN & HALE							
GRANTEE: STUART HALEY							
2080/0945	10/21/2016	WD Q	I	01		237,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: BALLARD JULIAN & HA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W19 FOP=[YR=2016] W15 S8 E15 N8\$ S8 W15 N8 W14 S40 FGR=[YR=2016] S21 E19 N4 FOP=[YR=2016] E8 N2 W1 N6 W7 S8\$ N17 W19\$ E19 S9 E7 S6 E11 S1 E11 N56\$.											