LOT 18
IN OR 2094/874
PLUMMER CREEK PHASE TWO A

WAY MICHAEL ROBERT & TAMI L
79455 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1602-0018-0000

BUILDING CHARACTERISTICS

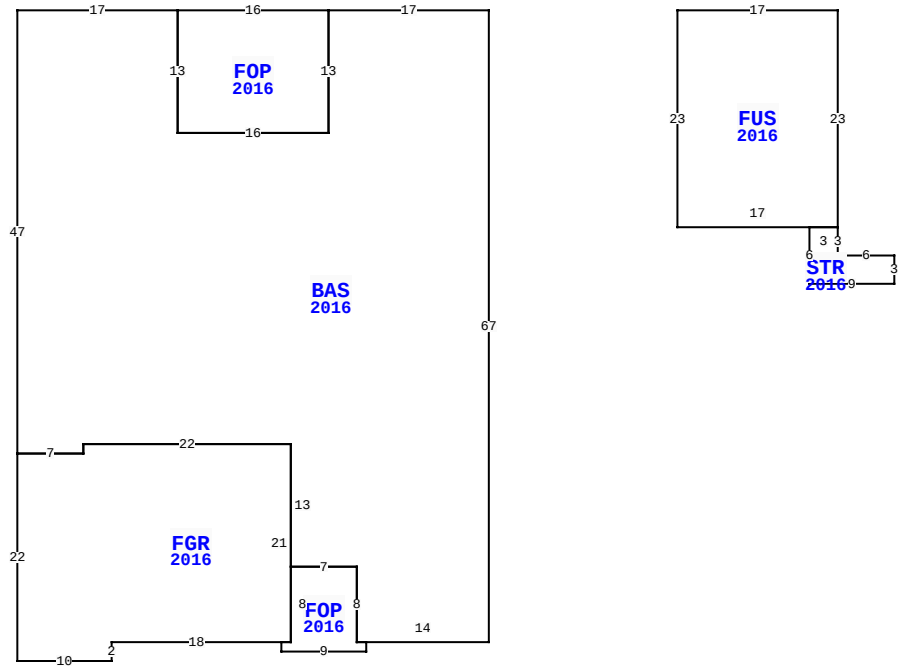
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2016	2,484	269,625
FGR	622	55	2016	342	37,123
FOP	65	30	2016	20	2,171
FOP	208	30	2016	62	6,729
FUS	391	100	2016	391	42,441
STR	36	10	2016	4	434
TOTALS	3,806			3,303	358,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,303	112.5390	112.54	371,720	2016	2016	0	0	0	3.55	96.45

1 SINGLE FAM – 100% - 2020 Heated Area: 2875 HX Base Yr



79455 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		358,524
TOTAL MARKET OB/XF VALUE		12,120
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		430,644
SOH/AGL Deduction		12,648
ASSESSED VALUE		417,996
TOTAL EXEMPTION VALUE	13	417,996
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		430,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633008	CO ISSUED	0	12/29/2016
B1633592	REPAIR/RRF	0	12/01/2016
B1633008	NEW CONSTR	357,662	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2094/0874	12/30/2016	WD	Q	I	01	299,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WAY MICHAEL ROBERT						
2069/1422	8/31/2016	WD	Q	V	05	210,400
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FOP=[YR=2016] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2016] S22 E10 N2 E18 FOP=[YR=2016] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E14 N67$ PTR=E20 FUS=[YR=2016] E17 S23 STR=[YR=2016] S3 E6 S3 W9 N6 E3$ W17 N23$ W20$.

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	100	0	0	1,224.00	SF	4.00	4.00	100	2016	2016	3	95	4,651	
2	0476	VF 6 SBPL	0	100	0	0	69.00	LF	32.00	32.00	100	2020	2020	3	95	2,098	
3	0462	ST/AL FNC	0	100	0	0	280.00	SF	10.00	10.00	100	2020	2020	3	90	2,520	
4	0855	CONC PAVER	1	100	36	8	288.00	SF	10.00	10.00	100	2023	2022		99	2,851	

LAND DESCRIPTION

TOTAL OB/XF 12,120

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS