LOT 20
IN OR 2239/1802
PLUMMER CREEK PHASE TWO A

SHAY KELSEY/MCCLUNG SEAN KELLY
93017 CHELTENHAM LANE
FERNANDINA BEACH, FL 32034

2025

12-2N-26-1602-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

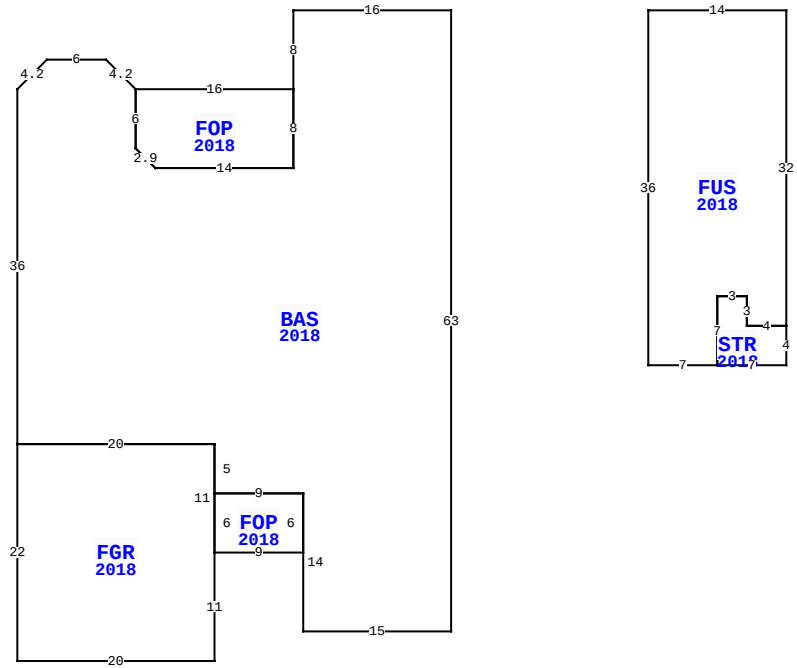
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,943	100	2018	1,943	243,617
FGR	440	55	2018	242	30,343
FOP	54	30	2018	16	2,006
FOP	126	30	2018	38	4,765
FUS	467	100	2018	467	58,553
STR	37	10	2018	4	501
TOTALS	3,067			2,710	339,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,710	129.2550	129.26	350,295	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2410 HX Base Yr



79443 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	339,786
TOTAL MARKET OB/XF VALUE	9,051
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	408,837
SOH/AGL Deduction	0
ASSESSED VALUE	408,837
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	408,837
TOTAL JUST VALUE	408,837
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	388,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011658	CO ISSUED	0	11/27/2018
18002712	NEW CONSTR	307,771	08/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2239/1802	11/28/2018	WD	Q	I	01	270,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SHAY KELSEY & SEAN						
2097/0668	1/25/2017	WD	Q	V	05	215,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 S8 FOP=[YR=2018] W16 S6 D2 R2 E14 N8$ S8 W14 U2 L2 N6 U3 L3 W6 D3 L3 S36 FGR=[YR=2018] S22 E20 N11 FOP=[YR=2018] E9 N6 W9 S6$ N11 W20$ E20 S5 E9 S14 E15 N63$ PTR=E20 FUS=[YR=2018] E14 S32 STR=[YR=2018] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ 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	0810	CONCRETE A	0	0	0	0	756.00	SF	6.50	6.50	100	2018	2018	3	97	4,767	
2	0462	ST/AL FNC	0	0	0	0	280.00	SF	10.00	10.00	100	2020	2020	3	90	2,520	
3	0855	CONC PAVER	0	0	0	0	180.00	SF	10.00	10.00	100	2020	2020	3	98	1,764	

LAND DESCRIPTION

TOTAL OB/XF 9,051

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 07/09/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS