LOT 22
IN OR 2218/1208
PLUMMER CREEK PHASE TWO A

JOHNSON KEVIN L & KARIN D
79440 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1602-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

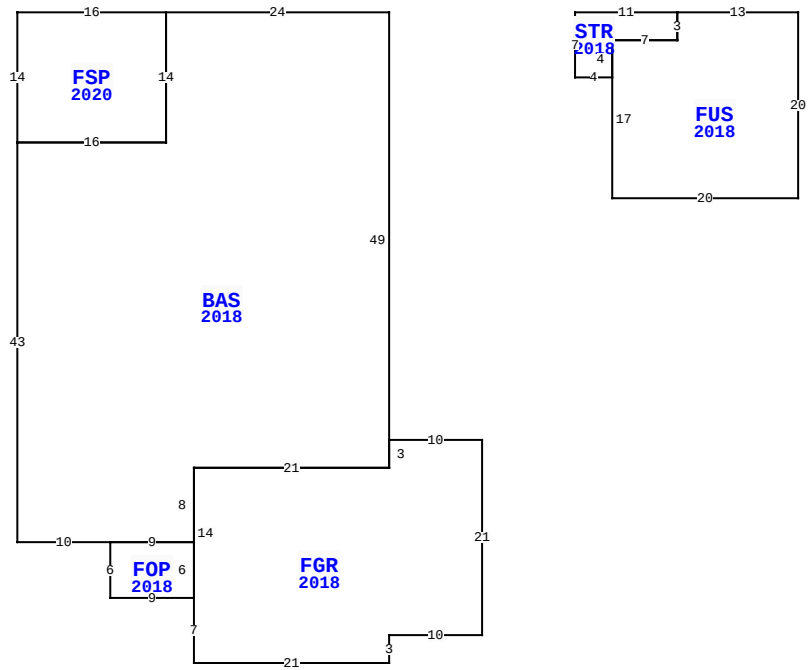
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	2018	1,888	224,706
FGR	651	55	2018	358	42,608
FOP	54	30	2018	16	1,904
FSP	224	40	2020	90	10,711
FUS	379	100	2018	379	45,108
STR	49	10	2018	5	595
TOTALS	3,245			2,736	325,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,736	122.0688	122.07	333,984	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2025 Heated Area: 2267 HX Base Yr



79440 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		325,634
TOTAL MARKET OB/XF VALUE		5,738
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		391,372
SOH/AGL Deduction		0
ASSESSED VALUE		391,372
TOTAL EXEMPTION VALUE	13	391,372
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		391,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007893	CO ISSUED	0	08/02/2018
18002613	NEW CONSTR	312,962	04/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2218/1208	8/14/2018	WD	Q	I	01	292,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JOHNSON KEVIN L & K						
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] W24 FSP=[YR=2020] W16 S14 E16 N14$ S14 W16 S43 E10 FOP=[YR=2018] S6 E9 FGR=[YR=2018] S7 E21 N3 E10 N21 W10 S3 W21 S14$ N6 W9$ E9 N8 E21 N49$ PTR=E20 STR=[YR=2018] E11 FUS=[YR=2018] E13 S20 W20 N17 E7 N3$ S3 W7 S4 W4 N7$ 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	100	0	0	910.00	SF	6.50	6.50	100	2018	2018	3	97	5,738	

LAND DESCRIPTION

TOTAL OB/XF 5,738

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 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