LOT 23
PLUMMER CREEK PHASE TWO A
PBK 8/142

HAYFORD HOLLAND/CASABUENAS JULIO ARAUJO
79446 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2025

12-2N-26-1602-0023-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

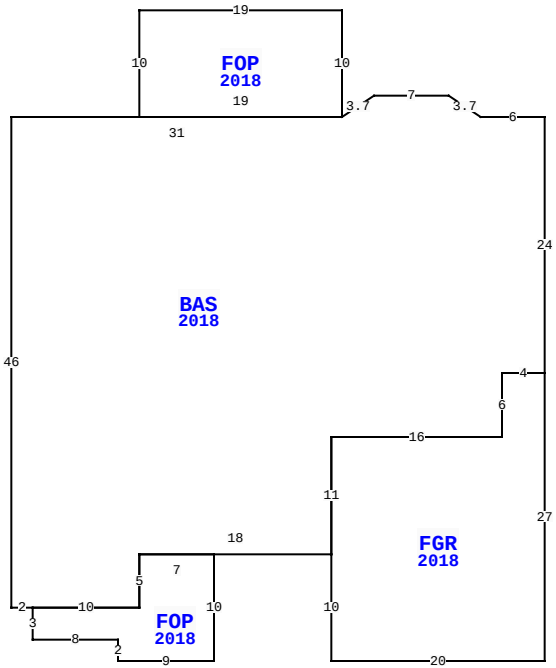
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,886	100	2018	1,886	223,457
FGR	444	55	2018	244	28,910
FOP	104	30	2018	31	3,673
FOP	190	30	2018	57	6,754
TOTALS	2,624			2,218	262,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,218	121.5249	121.52	269,531	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2025 Heated Area: 1886 HX Base Yr 2025



79446 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		262,793
TOTAL MARKET OB/XF VALUE		4,363
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		327,156
SOH/AGL Deduction		0
ASSESSED VALUE		327,156
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		276,434
TOTAL JUST VALUE		327,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007825	CO ISSUED	0	08/01/2018
18002403	NEW CONSTR	252,300	04/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2715/1542	5/17/2024	WD	Q	I	01	399,000
GRANTOR: SANTIAGO AMIR						
GRANTEE: HAYFORD HOLLAND						
2217/1061	8/09/2018	WD	Q	I	01	245,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SANTIAGO AMIR & DEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W6 U2 L3 W7 D2 L3 FOP=[YR=2018] N10 W19 S10 E19$ W31 S46 E2 FOP=[YR=2018] S3 E8 S2 E9 N10 W7 S5 W10$ E10 N5 E18 FGR=[YR=2018] S10 E20 N27 W4 S6 W16 S11$ N11 E16 N6 E4 N24$.

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	692.00	SF	6.50	6.50	100	2018	2018	3	97	4,363	

LAND DESCRIPTION

TOTAL OB/XF 4,363

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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS