

LOT 24
PT OR 2077/1945
PLUMMER CREEK PHASE TWO A

MORALES BRIAN STEVEN &/BRIARD JAMI
79452 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2025

12-2N-26-1602-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	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

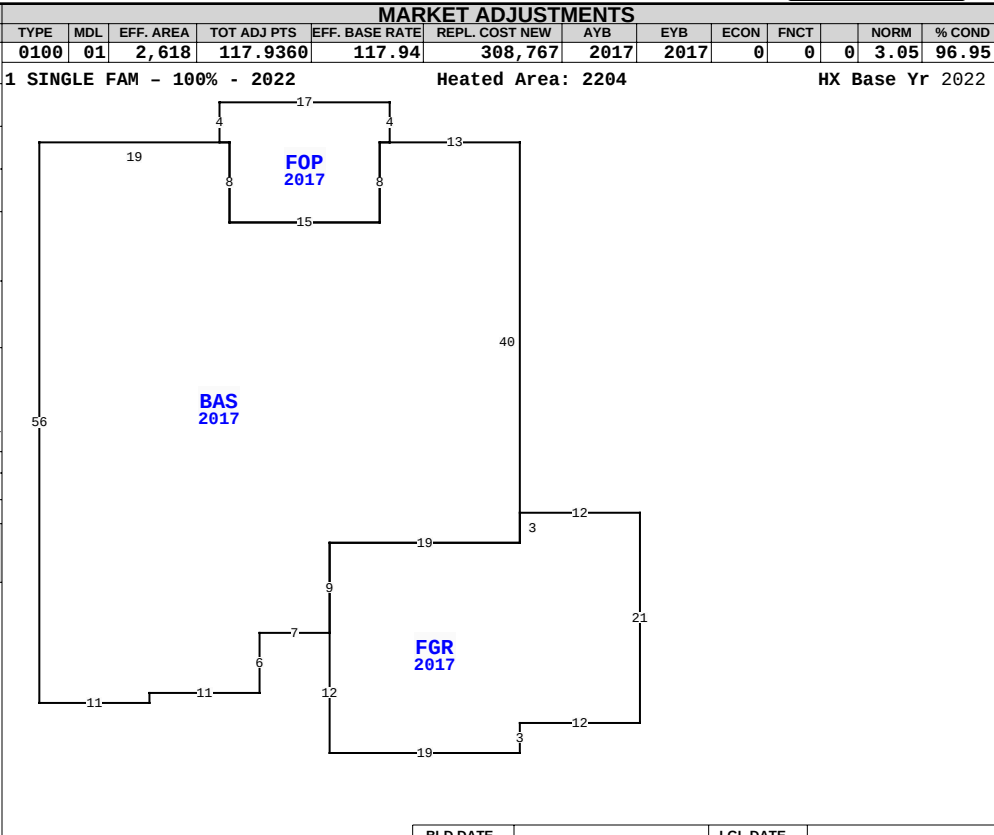
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100	2017	2,204	252,012
FGR	651	55	2017	358	40,935
FOP	188	30	2017	56	6,404
TOTALS	3,043			2,618	299,350

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	0	100	0	0	1,141.00	SF	5.20	5.20	100	2017	2017	3	96	5,696
2	0476	VF 6 SBPL	0	100	0	0	140.00	LF	32.00	32.00	100	2018	2018	3	92	4,122
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



79452 PLUMMERS CREEK DR, YULEE	BLD DATE	LGL DATE	04/04/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0811	CONCRETE B	0	100	0	0	1,141.00	SF	5.20	5.20	100	2017	2017	3	96	5,696	
2	0476	VF 6 SBPL	0	100	0	0	140.00	LF	32.00	32.00	100	2018	2018	3	92	4,122	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	299,350	
TOTAL MARKET OB/XF VALUE	10,094	
TOTAL LAND VALUE - MARKET	60,000	
TOTAL MARKET VALUE	369,444	
SOH/AGL Deduction	60,273	
ASSESSED VALUE	309,171	
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE	258,449	
TOTAL JUST VALUE	369,444	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	351,089	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
158750	CO ISSUED	0	03/10/2017
B1633266	NEW CONSTR	285,084	10/01/2016

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2433/0293	2/08/2021	WD Q
GRANTOR: GARZA ALBERT ANTHONY		
GRANTEE: MORALES BRIAN STEVE		
2112/1472	3/29/2017	WD Q
GRANTOR: DREAM FINDERS HOMES L		
GRANTEE: GARZA ALBERT ANTHON		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2017] W13 FOP=[YR=2017] N4 W17 S4 E1 S8 E15 N8 E1\$ W1 S8 W15 N8 W19 S56 E11 N1 E11 N6 E7 FGR=[YR=2017] S12 E19 N3 E12 N21 W12 S3 W19 S9\$ N9 E19 N40\$.		