LOT 25
PLUMMER CREEK PHASE TWO A
PBK 8/142

SAPP WESLEY B & KATIE M
79458 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1602-0025-0000

BUILDING CHARACTERISTICS

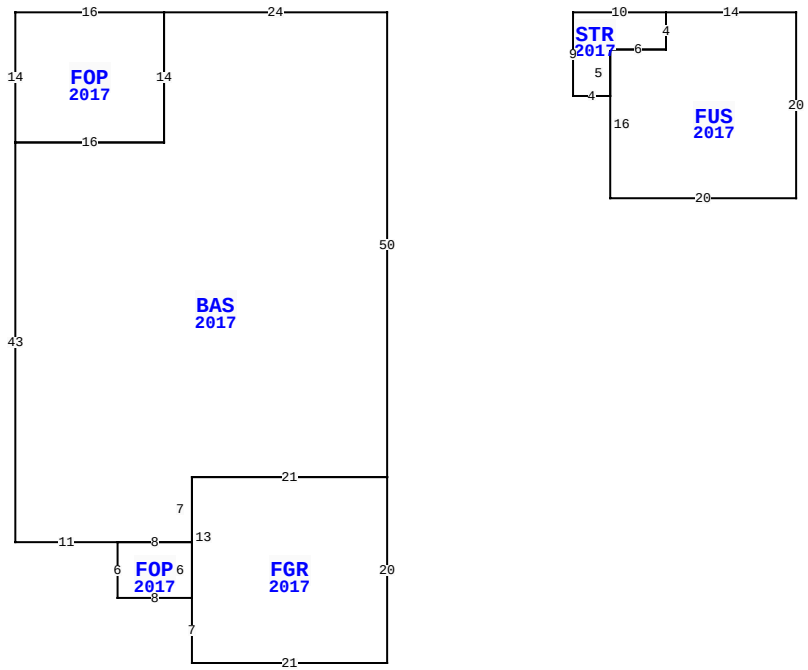
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,909	100	2017	1,909	206,898
FGR	420	55	2017	231	25,035
FOP	48	30	2017	14	1,517
FOP	224	30	2017	67	7,262
FUS	376	100	2017	376	40,751
STR	60	10	2017	6	651
TOTALS	3,037			2,603	282,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,603	111.7872	111.79	290,989	2017	2017	0	0	0	3.05	96.95

1 SINGLE FAM – 100% - 2020 Heated Area: 2285 HX Base Yr 2020



79458 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		282,114
TOTAL MARKET OB/XF VALUE		4,873
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		346,987
SOH/AGL Deduction		72,108
ASSESSED VALUE		274,879
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		224,157
TOTAL JUST VALUE		346,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002362	CO ISSUED	0	03/22/2017
B1633251	NEW CONSTR	313,552	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2423/0998	12/30/2020	QC	U	I	11	100
GRANTOR: STEVERSON KATIE MICHE						
GRANTEE: SAPP WESLEY B & KAT						
2114/0114	4/06/2017	WD	Q	I	01	251,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: STEVERSON KATIE MIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 FOP=[YR=2017] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$ PTR=E20 STR=[YR=2017] E10 FUS=[YR=2017] E14 S20 W20 N16 E6 N4$ S4 W6 S5 W4 N9$ 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	781.00	SF	6.50	6.50	100	2017	2017	3	96	4,873	

LAND DESCRIPTION

TOTAL OB/XF 4,873

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 06/23/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS