LOT 44
PLUMMER CREEK PHASE TWO A
PBK 8/142

PULWERS GRETCHEN
79470 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1602-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

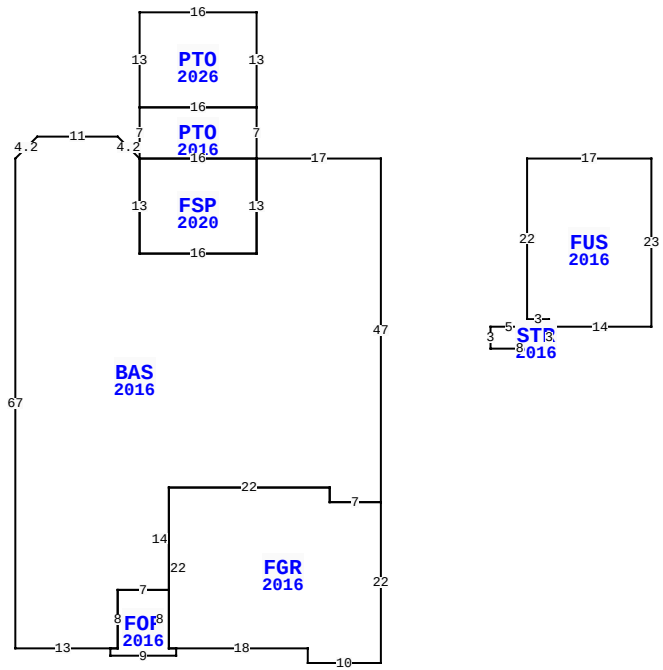
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,504	100	2016	2,504	277,259
FGR	644	55	2016	354	39,197
FOP	65	30	2016	20	2,215
FSP	208	40	2020	83	9,190
FUS	388	100	2016	388	42,962
PTO	112	5	2016	6	664
PTO	208	5	2026	10	1,107
STR	27	10	2016	3	332
TOTALS	4,156			3,368	372,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,368	115.3404	115.34	388,465	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2892 HX Base Yr 2017



79470 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		372,926
TOTAL MARKET OB/XF VALUE		13,280
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		446,206
SOH/AGL Deduction		159,900
ASSESSED VALUE		286,306
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		235,584
TOTAL JUST VALUE		446,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632413	CO ISSUED	0	10/25/2016
B1632413	NEW CONSTR	363,274	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/0241	4/11/2022	WD	U	I	11	100
GRANTOR: HARRELL GRETCHEN						
GRANTEE: PULWERS GRETCHEN						
2236/0629	11/05/2018	QC	U	I	11	306,300
GRANTOR: HARRELL JEFFREY S & G						
GRANTEE: HARRELL GRETCHEN						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	1,135.00	SF	5.20	5.20	100	2016	2016	3	95	5,607	
2	0476	VF 6 SBPL	0	100	0	0	202.00	LF	32.00	32.00	100	2018	2018	3	92	5,947	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
4	0855	CONC PAVER	0	100	0	0	148.00	SF	10.00	10.00	100	2020	2020	3	98	1,450	

BUILDING DIMENSIONS

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BAS=[YR=2016;ORIG=0,0] W17 S13 W16 N13 U3L3 W11 D3L3 S67 E13
E1 N8 E7 N14 E22 S2 E7 N47 $
FGR=[YR=2016;ORIG=-28,67] E18 S2 E10 N22 W7 N2 W22 S22 E1 $
FUS=[YR=2016;ORIG=20,0] E17 S23 W14 N1 W3 N22 $
FSP=[YR=2020;ORIG=-33,0] S13 E16 N13 W16 $
PTO=[YR=2016;ORIG=-17,0] N7 W16 S7 E16 $
FOP=[YR=2016;ORIG=-37,67] S1 E9 N1 W1 N8 W7 S8 W1 $
STR=[YR=2016;ORIG=23,23] S3 W8 N3 E5 N1 E3 S1 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2026;ORIG=-33,-20] E16 S13 W16 N13 $
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LAND DESCRIPTION

TOTAL OB/XF 13,280

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