LOT 46
IN OR 2108/1155
PT OR 2077/1945

MCCRACKEN RONALD TODD
79482 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1602-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

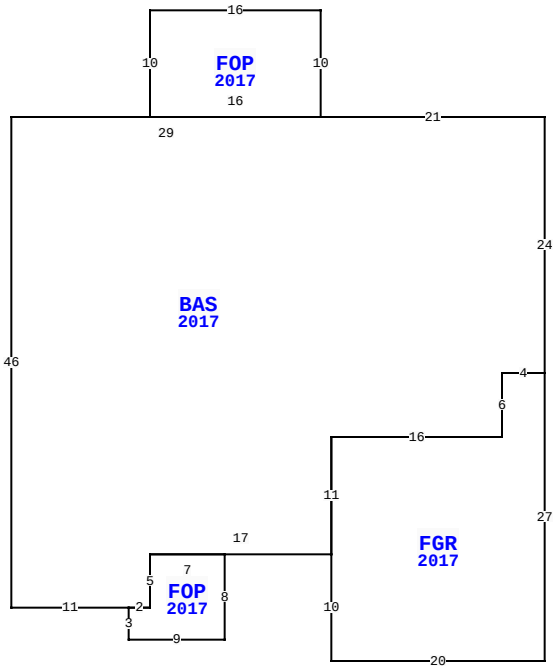
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,871	100	2017	1,871	213,473
FGR	444	55	2017	244	27,839
FOP	62	30	2017	19	2,168
FOP	160	30	2017	48	5,477
TOTALS	2,537			2,182	248,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,182	118.8495	118.85	259,331	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1871 HX Base Yr 2018



79482 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		248,958
TOTAL MARKET OB/XF VALUE		4,480
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		313,438
SOH/AGL Deduction		118,211
ASSESSED VALUE		195,227
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		144,505
TOTAL JUST VALUE		313,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002089	CO ISSUED	0	03/15/2017
B1633470	NEW CONSTR	233,751	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2108/1155	3/21/2017	WD	Q	I	01	218,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MCCRACKEN RONALD TO						
2077/1945	10/13/2016	WD	Q	V	05	270,400
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W21 FOP=[YR=2017] N10 W16 S10 E16$ W29 S46 E11 FOP=[YR=2017] S3 E9 N8 W7 S5 W2$ E2 N5 E17 FGR=[YR=2017] 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	718.00	SF	6.50	6.50	100	2017	2017	3	96	4,480	

LAND DESCRIPTION

TOTAL OB/XF 4,480

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 08/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS