LOT 48
PLUMMER CREEK PHASE TWO A
PBK 8/142

WILLIAMS FREDDIE G/WILLIAMS ELITA G
79494 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1602-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

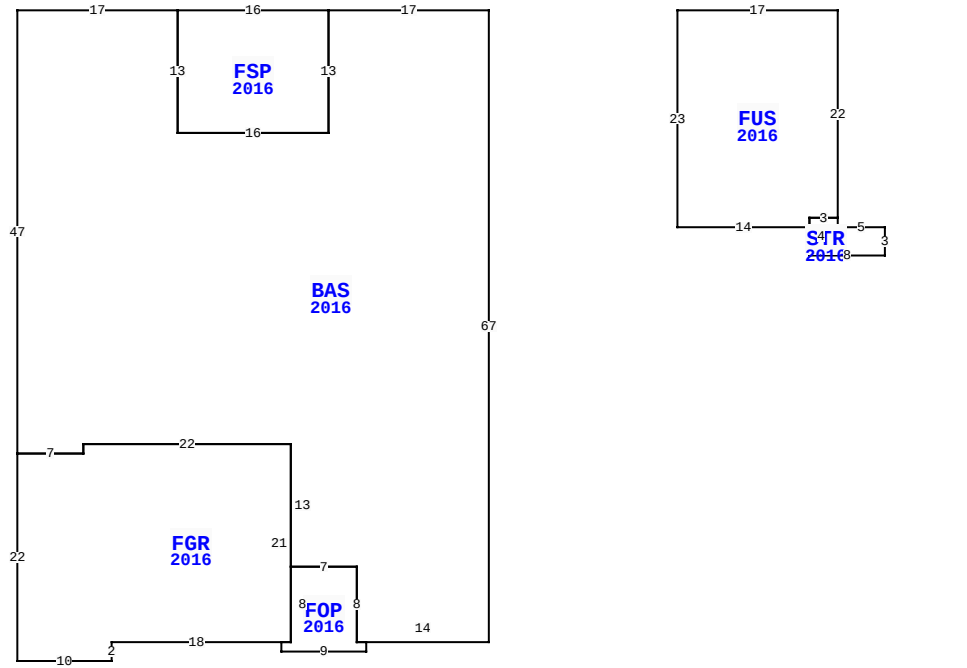
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,484	100	2016	2,484	275,045
FGR	622	55	2016	342	37,868
FOP	65	30	2016	20	2,215
FSP	208	40	2016	83	9,190
FUS	388	100	2016	388	42,962
STR	27	10	2016	3	332
TOTALS	3,794			3,320	367,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,320	115.3404	115.34	382,929	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2872 HX Base Yr 2017



79494 PLUMMERS CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		367,612
TOTAL MARKET OB/XF VALUE		8,481
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		436,093
SOH/AGL Deduction		128,073
ASSESSED VALUE		308,020
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		257,298
TOTAL JUST VALUE		436,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632072	CO ISSUED	0	08/29/2016
B1632072	NEW CONSTR	357,662	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2411/1478	11/25/2020	QC	U	I	11	100
GRANTOR: WILLIAMS FAMILY TRUST						
GRANTEE: WILLIAMS FREDDIE G						
2339/0937	2/13/2020	WD	U	I	11	100
GRANTOR: WILLIAMS FREDDIE G &						
GRANTEE: WILLIAMS FAMILY TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FSP=[YR=2016] W16 S13 E16 N13$S13 W16 N13 W17 S47 FGR=[YR=2016] S22 E10 N2 E18 FOP=[YR=2016] S1 E9 N1 W1N8 W7 S8 W1 $ E1 N21 W22 S1 W7$E7 N1 E22 S13 E7 S8 E14 N67$ PTR=E20 FUS=[YR=2016] E17 S22 STR=[YR=2016] S1E5 S3 W8 N4 E3 $ W3 S1 W14 N23$ 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	0811	CONCRETE B	0	100	0	0	1,083.00	SF	5.20	5.20	100	2016	2016	3	95	5,350	
2	0476	VF 6 SBPL	0	100	0	0	103.00	LF	32.00	32.00	100	2020	2020	3	95	3,131	

LAND DESCRIPTION

TOTAL OB/XF 8,481

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