

LOT 60
IN OR 2117/1675
PLUMMER CREEK PHASE TWO A

BERRY CHARLES L & MARGARET M
79502 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1602-0060-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,940	100	2017	1,940	225,588
FGR	440	55	2017	242	28,140
FOP	54	30	2017	16	1,861
FSP	110	40	2021	44	5,116
TOTALS	2,544			2,242	260,705

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	0	0			762.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,242	120.4959	120.50	270,161	2017	2017	0	0
1 SINGLE FAM - 100% - 2018									
Heated Area: 1940									
HX Base Yr 2018									

79502 PLUMMERS CREEK DR, YULEE									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/04/2025 MLU									

TOTAL OB/XF									
4,755									

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE 260,705									
TOTAL MARKET OB/XF VALUE 4,755									
TOTAL LAND VALUE - MARKET 60,000									
TOTAL MARKET VALUE 325,460									
SOH/AGL Deduction 144,132									
ASSESSED VALUE 181,328									
TOTAL EXEMPTION VALUE HX HB 50,722									
BASE TAXABLE VALUE 130,606									
TOTAL JUST VALUE 325,460									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 308,747									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003313	CO ISSUED	0	04/17/2017
B1633542	NEW CONSTR	238,630	12/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2117/1675	4/27/2017	WD	Q	I	02	214,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BERRY CHARLES L & M						
2091/1513	12/27/2016	WD	Q	V	05	355,600
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W11 FSP=[YR=2021] W16 S7 E14 U2 R2 N5\$ S5 D2 L2 W14 N15 W17 S63 E15 N8 FOP=[YR=2017] E9 FGR=[YR=2017] S11 E20 N22 W20 S11\$ N6 W9 S6\$ N6 E9 N5 E20 N36\$.									