

LOT 61
IN OR 2100/723
PLUMMER CREEK PHASE TWO A

FITZHUGH PEMBROKE T IV & KIMBERLY M
79508 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1602-0061-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 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	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

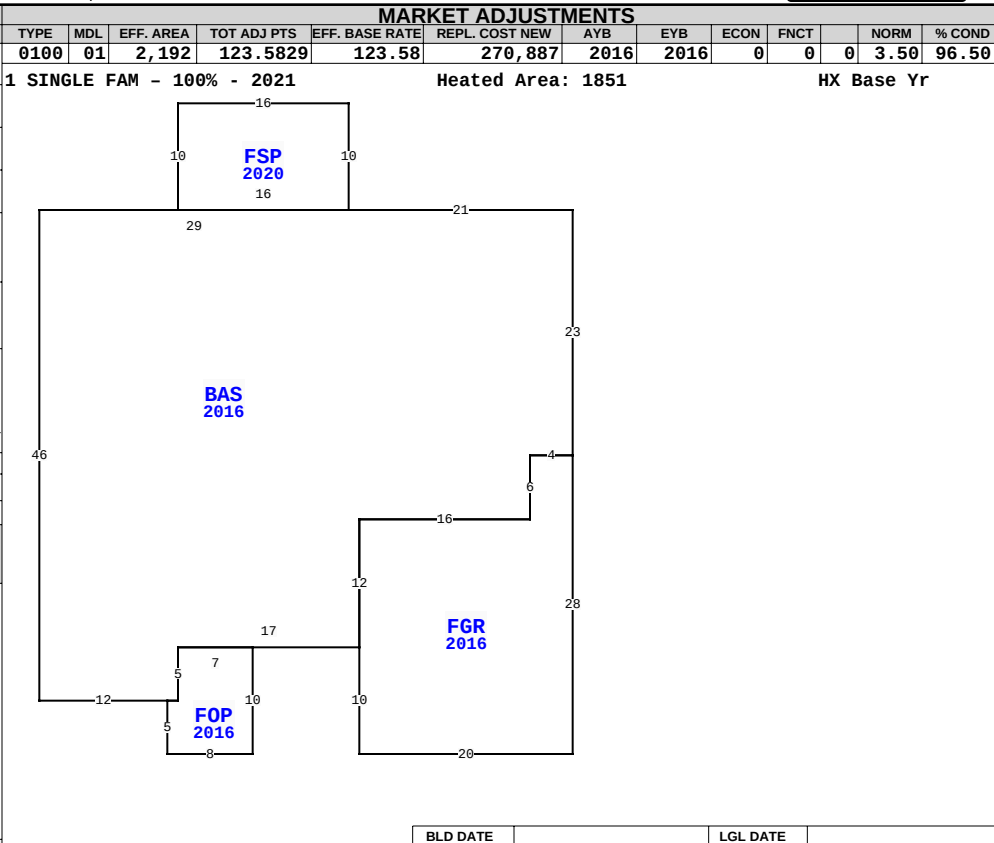
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,851	100	2016	1,851	220,741
FGR	464	55	2016	255	30,410
FOP	75	30	2016	22	2,624
FSP	160	40	2020	64	7,632
TOTALS	2,550			2,192	261,406

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0	1,062.00	SF	4.00	4.00
2	0462	ST/AL FNC	0	100	0	0	468.00	SF	10.00	10.00
3	0855	CONC PAVER	0	100	0	0	202.00	SF	10.00	10.00

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

REVIEW DATE 06/25/2021 BY KBA



TOTAL OB/XF										
10,228										

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10,228										

Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000

NASSAU COUNTY PROPERTY										
PAGE 1 of 1 4										
VALUATION SUMMARY										
STANDARD										
VALUATION BY										
Tax Group: 4 Tax Dist:										
BUILDING MARKET VALUE 261,406										
TOTAL MARKET OB/XF VALUE 10,228										
TOTAL LAND VALUE - MARKET 60,000										
TOTAL MARKET VALUE 331,634										
SOH/AGL Deduction 9,509										
ASSESSED VALUE 322,125										
TOTAL EXEMPTION VALUE 13 322,125										
BASE TAXABLE VALUE 0										
TOTAL JUST VALUE 331,634										
NCON VALUE 0										
INCOME VALUE										
PREVIOUS YEAR MKT VALUE 315,051										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632414	CO ISSUED	0	01/12/2017
B1632414	NEW CONSTR	234,643	05/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2100/0723	1/26/2017	WD	Q	I	01	229,900	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:FITZHUGH PEMBROKE T							
2069/1422	8/31/2016	WD	Q	V	05	210,400	
GRANTOR:BWC LAND PLUMMER LLC							
GRANTEE:DREAM FINDERS HOMES							
BUILDING NOTES							

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=2016] W21 FSP=[YR=2020] N10 W16 S10 E16\$ W29 S46 E12 FOP=[YR=2016] S5 E8 N10 W7 S5 W1\$ E1 N5 E17 FGR=[YR=2016] S10 E20 N28 W4 S6 W16 S12\$ N12 E16 N6 E4 N23\$.										

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