LOT 62
PLUMMER CREEK PHASE TWO A
PBK 8/142

LOVETT FRED E & BARBARA J L/E/
79514 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2025

12-2N-26-1602-0062-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

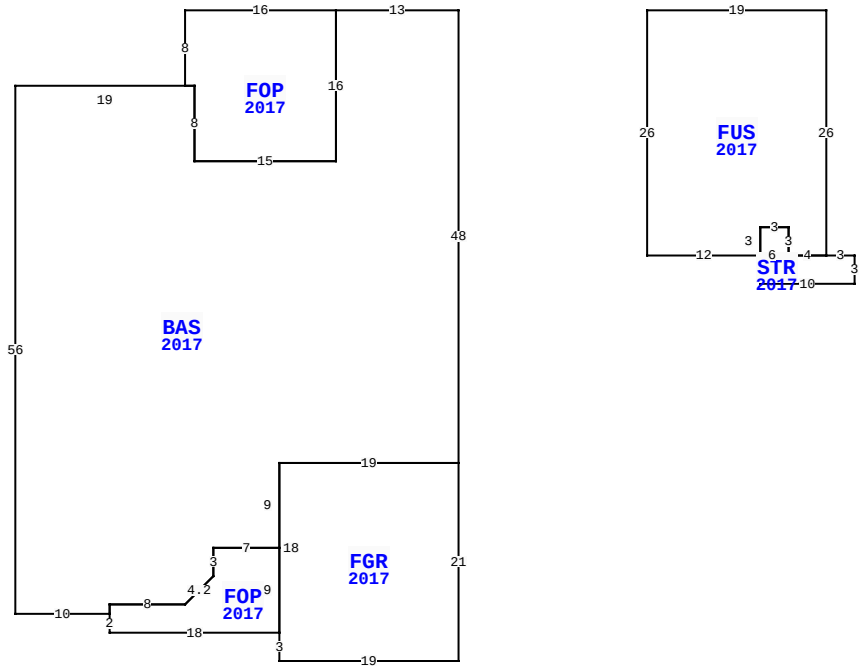
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,248	100	2017	2,248	250,241
FGR	399	55	2017	219	24,378
FOP	101	30	2017	30	3,340
FOP	248	30	2017	74	8,237
FUS	485	100	2017	485	53,989
STR	39	10	2017	4	445
TOTALS	3,520			3,060	340,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,060	114.7608	114.76	351,166	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2733 HX Base Yr



79514 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		340,631
TOTAL MARKET OB/XF VALUE		4,686
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		405,317
SOH/AGL Deduction		12,825
ASSESSED VALUE		392,492
TOTAL EXEMPTION VALUE	13	392,492
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		405,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705325	CO ISSUED	0	05/16/2017
B1633317	NEW CONSTR	339,304	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2761/1793	1/15/2025	LE	U	I	11	100
GRANTOR: LOVETT FRED E & BARBA						
GRANTEE: LOVETT DAVID TODD						
2580/1583	7/27/2022	QC	U	I	11	100
GRANTOR: LOVETT SHANNON E						
GRANTEE: LOVETT FRED EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W13 FOP=[YR=2017] W16 S8 E1 S8 E15 N16$ S16 W15 N8 W19 S56 E10 FOP=[YR=2017] S2 E18 FGR=[YR=2017] S3 E19 N21 W19 S18$ N9 W7 S3 L3 D3 W8 S1$ N1 E8 U3 R3 N3 E7 N9 E19 N48$ PTR=E20 FUS=[YR=2017] E19 S26 STR=[YR=2017] E3 S3 W10 N6 E3 S3 E4$ W4 N3 W3 S3 W12 N26$ 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	0810	CONCRETE A	0	100	0	0	751.00	SF	6.50	6.50	100	2017	2017	3	96	4,686	

LAND DESCRIPTION

TOTAL OB/XF 4,686

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 06/25/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS