LOT 65
IN OR 2116/784
PLUMMER CREEK PHASE TWO A

HALL SEANE M EST
79532 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1602-0065-0000

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		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

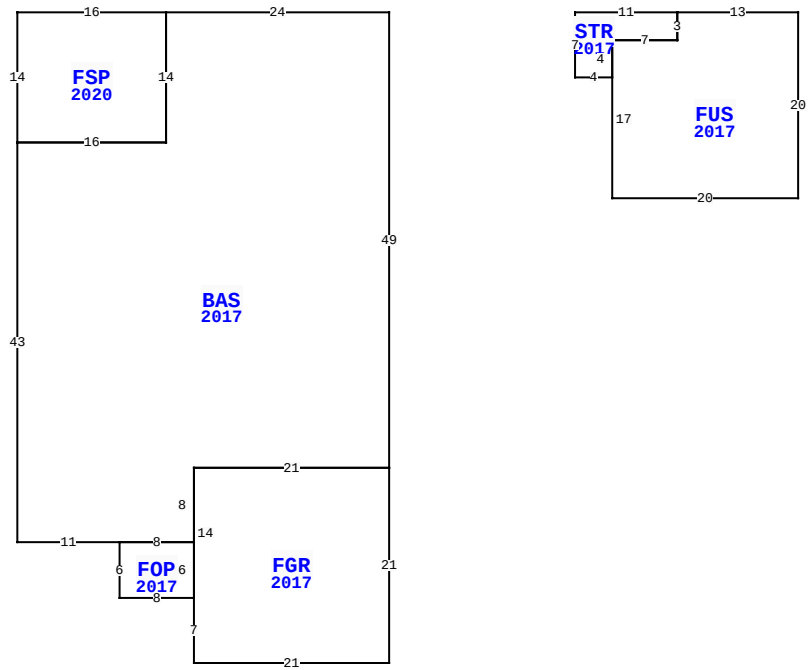
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	2017	1,888	217,456
FGR	441	55	2017	243	27,988
FOP	48	30	2017	14	1,612
FSP	224	40	2020	90	10,366
FUS	379	100	2017	379	43,652
STR	49	10	2017	5	576
TOTALS	3,029			2,619	301,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,619	118.7424	118.74	310,980	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 0 Heated Area: 2267 HX Base Yr



79532 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	301,651
TOTAL MARKET OB/XF VALUE	10,109
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	371,760
SOH/AGL Deduction	0
ASSESSED VALUE	371,760
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	371,760
TOTAL JUST VALUE	371,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003132	CO ISSUED	0	04/11/2017
B1633316	NEW CONSTR	283,229	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2116/0784	4/21/2017	WD	Q	I	01	252,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HALL SEANE M						
2091/1513	12/27/2016	WD	Q	V	05	355,600
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 FSP=[YR=2020] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E21 N21 W21 S14$ N6 W8$ E8 N8 E21 N49$ PTR=E20 STR=[YR=2017] E11 FUS=[YR=2017] E13 S20 W20 N17 E7 N3$ S3 W7 S4 W4 N7$ 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	0	0	0	847.00	SF	6.50	6.50	100	2017	2017	3	96	5,285	
2	0462	ST/AL FNC	0	0	0	0	536.00	SF	10.00	10.00	100	2020	2020	3	90	4,824	

LAND DESCRIPTION

TOTAL OB/XF 10,109

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