

LOT 68
IN OR 2113/698
PLUMMER CREEK PHASE TWO A

THOMPSON MATTHEW S & LEAH
79550 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1602-0068-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,484	100	2017	2,484	276,683
FGR	622	55	2017	342	38,094
FOP	65	30	2017	20	2,228
FSP	208	40	2017	83	9,245
PTO	290	5	2021	14	1,559
TOTALS	3,669			2,943	327,808

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,131.00	SF	5.20	5.20	
2	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	
3	0911	SCRN RM A	0	100	0	0	290.00	SF	17.50	17.50	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,943	114.8868	114.89	338,121	2017	2017	0	0	3.05	96.95
1 SINGLE FAM - 100% - 2018 Heated Area: 2484 HX Base Yr 2018											
79550 PLUMMERS CREEK DR, YULEE											

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

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										327,808	
TOTAL MARKET OB/XF VALUE										15,657	
TOTAL LAND VALUE - MARKET										60,000	
TOTAL MARKET VALUE										403,465	
SOH/AGL Deduction										117,677	
ASSESSED VALUE										285,788	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										235,066	
TOTAL JUST VALUE										403,465	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										384,078	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012639	ADDITION	7,325	09/21/2021
17001077	CO ISSUED	0	02/13/2017
17001077	NEW CONSTR	0	10/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2113/0698	3/28/2017	WD	Q	I	01	279,000	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:THOMPSON MATTHEW ST							
2077/1945	10/13/2016	WD	Q	V	05	270,400	
GRANTOR:BWC LAND PLUMMER LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2017] W4 PTO=[YR=2021] N10 W29 S10 FSP=[YR=2017] S13 E16 N13 W16\$ E29\$ W13 S13 W16 N13 W17 S67 E13 FOP=[YR=2017] S1 E9 N1 FGR=[YR=2017] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$.											