LOT 69
PLUMMER CREEK PHASE TWO A
PBK 8/142

WILLIAMS RICHARD A & STEPHANIE L
79556 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1602-0069-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

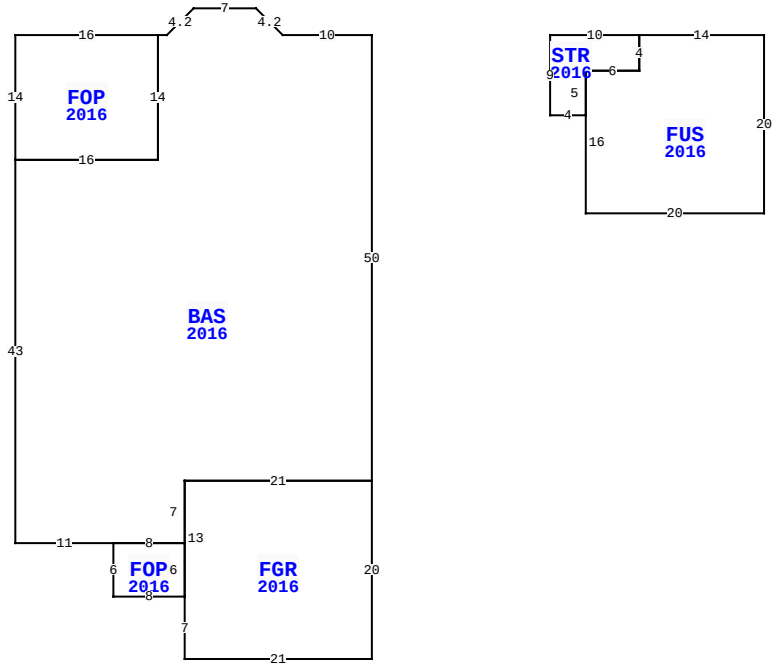
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100	2016	1,939	217,277
FGR	420	55	2016	231	25,885
FOP	48	30	2016	14	1,569
FOP	224	30	2016	67	7,508
FUS	376	100	2016	376	42,133
STR	60	10	2016	6	673
TOTALS	3,067			2,633	295,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,633	116.1216	116.12	305,744	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2025 Heated Area: 2315 HX Base Yr



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

79556 PLUMMERS CREEK DR, YULEE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,043
TOTAL MARKET OB/XF VALUE		9,243
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		364,286
SOH/AGL Deduction		0
ASSESSED VALUE		364,286
TOTAL EXEMPTION VALUE	13	364,286
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		364,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632625	CO ISSUED	0	12/02/2016
B1632625	NEW CONSTR	286,834	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2718/1943	6/07/2024	WD	U	I	11	100
GRANTOR: WESTWOOD JOE ALBERT J						
GRANTEE: WILLIAMS RICHARD A						
2717/1904	6/07/2024	WD	Q	I	01	459,000
GRANTOR: WESTWOOD JOE A JR & K						
GRANTEE: WILLIAMS RICHARD A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W10 L3 U3 W7 D3 L3 W1 FOP=[YR=2016] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2016] S6 E8 FGR=[YR=2016] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$ PTR=E20 STR=[YR=2016] E10 FUS=[YR=2016] E14 S20 W20 N16 E6 N4$ S4 W6 S5 W4 N9$ W20 $.

EXTRA FEATURES

L N	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	0812	CONCRETE C	0	100	0	0	1,052.00	SF	4.00	4.00	100	2016	2016	3	95	3,998	
2	0462	ST/AL FNC	0	100	0	0	564.00	SF	10.00	10.00	100	2021	2021	3	93	5,245	

LAND DESCRIPTION

TOTAL OB/XF 9,243

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 08/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS