LOT 70
IN OR 2073/410
PLUMMER CREEK PHASE TWO A

RAY SHANE P & CARRIE SYKES
79562 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1602-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

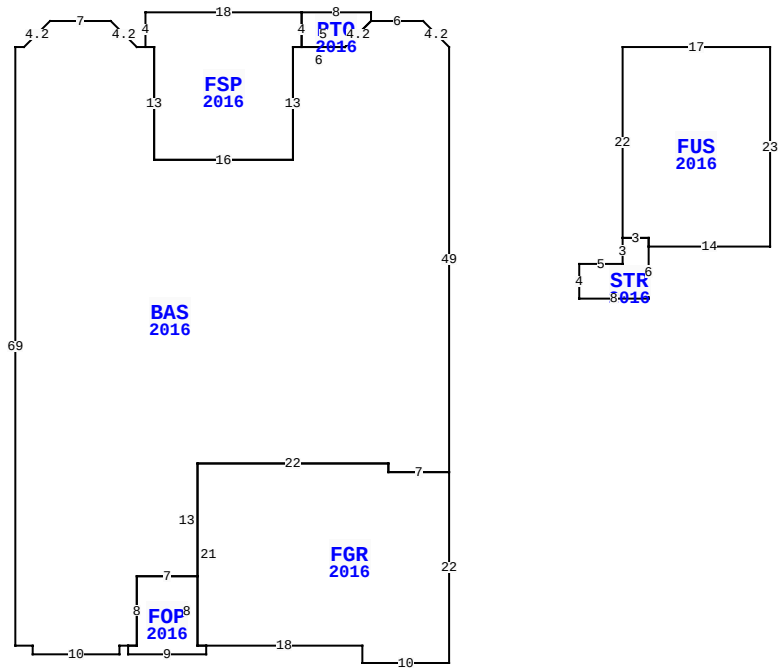
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,651	100	2016	2,651	280,175
FGR	622	55	2016	342	36,145
FOP	65	30	2016	20	2,114
FSP	280	40	2016	112	11,837
FUS	388	100	2016	388	41,006
PTO	28	5	2016	1	106
STR	41	10	2016	4	422
TOTALS	4,075			3,518	371,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,518	110.0925	110.09	387,297	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM - 100% - 2017 Heated Area: 3039 HX Base Yr 2017



79562 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		371,805
TOTAL MARKET OB/XF VALUE		5,340
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		437,145
SOH/AGL Deduction		151,084
ASSESSED VALUE		286,061
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		235,339
TOTAL JUST VALUE		437,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632245	CO ISSUED	0	09/15/2016
B1632245	NEW CONSTR	366,772	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2073/0410	9/15/2016	WD	Q	I	01	301,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RAY SHANE P & CARRI						
2039/0377	4/08/2016	WD	Q	V	05	992,600
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] U3 L3 W6 PTO=[YR=2016] N1 W8 FSP=[YR=2016] W18 S4 E1 S13 E16 N13 E1 N4$ S4 E5 U3 R3 $ D3 L3 W6 S13 W16 N13 W2 U3 L3 W7 D3 L3 W1 S69 E2 S1 E10 N1 E1 FOP=[YR=2016] S1 E9 N1 FGR=[YR=2016] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N49$ PTR=E20 FUS=[YR=2016] E17 S23 W14 STR=[YR=2016] S6 W8 N4 E5 N3 E3 S1$ N1 W3 N22$ 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	0811	CONCRETE B	0	100	0	0	1,081.00	SF	5.20	5.20	100	2016	2016	3	95	5,340	

LAND DESCRIPTION

TOTAL OB/XF 5,340

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 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