

LOT 52
IN OR 2215/734
PLUMMER CREEK PHASE TWO B

HETH WILLIAM THOMAS & SARAH
78579 GOLDFINCH LANE
YULEE, FL 32097

2025

12-2N-26-1603-0052-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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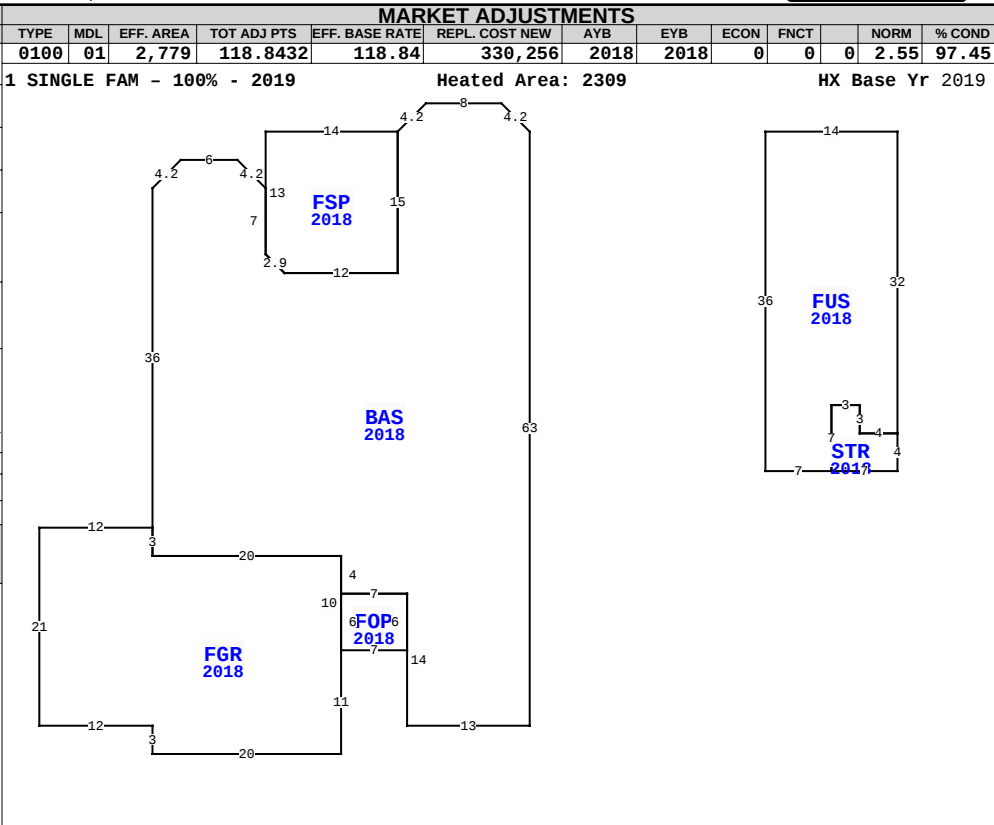
NEIGHBORHOOD/LOC	5014.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,842	100	2018	1,842	213,321
FGR	672	55	2018	370	42,850
FOP	42	30	2018	13	1,506
FSP	208	40	2018	83	9,612
FUS	467	100	2018	467	54,083
STR	37	10	2018	4	463

TOTALS	3,268			2,779	321,834
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,234.00	SF	4.00
2	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

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



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2018	2018	3	97	4,788	
100	2018	2018	3	92	5,299	
100	2018	2018	3	92	276	

TOTAL OB/XF									
10,363									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					321,834				
TOTAL MARKET OB/XF VALUE					10,363				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					387,197				
SOH/AGL Deduction					120,874				
ASSESSED VALUE					266,323				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					210,601				
TOTAL JUST VALUE					387,197				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					372,801				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008263	CO ISSUED	0	05/29/2018
17008263	NEW CONSTR	299,143	01/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2215/0734	7/30/2018	WD	Q	I	01	304,100
GRANTOR:DREAM FINDERS HOMES L						
GRANTEE:HETH WILLIAM THOMAS						
2165/1659	12/11/2017	WD	Q	V	05	502,000
GRANTOR:BWC LAND PLUMMER LLC						
GRANTEE:DREAM FINDERS HOMES						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] U3 L3 W8 D3 L3 FSP=[YR=2018] W14 S13 D2 R2 E12 N15 \$ S15 W12 U2 L2 N7 U3 L3 W6 D3 L3 S36 FGR=[YR=2018] W12 S21 E12 S3 E20 N11 FOP=[YR=2018] E7 N6 W7 S6 \$ N10 W20 N3\$ S3 E20 S4 E7 S14 E13 N63\$ PTR=E25 FUS=[YR=2018] E14 S32 STR=[YR=2018] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W25\$.									