LOT 3
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

ARMSTRONG JOHN F IV & HEATHER N
79419 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1604-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

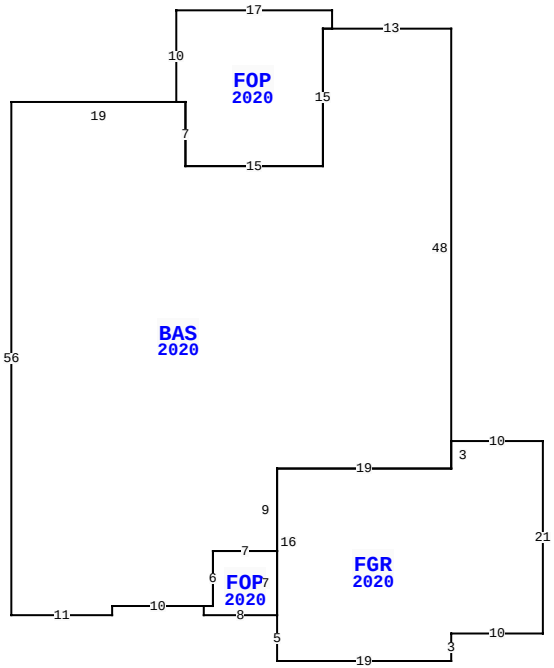
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	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	5015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,331	100	2020	2,331	256,904
FGR	609	55	2020	335	36,921
FOP	50	30	2020	15	1,653
FOP	267	30	2020	80	8,817
TOTALS	3,257			2,761	304,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,761	111.8880	111.89	308,928	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2331 HX Base Yr 2021



79419 PLUMMERS CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,294
TOTAL MARKET OB/XF VALUE		10,078
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		374,372
SOH/AGL Deduction		101,370
ASSESSED VALUE		273,002
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		222,280
TOTAL JUST VALUE		374,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002142	CO ISSUED	0	06/10/2020
20002142	NEW CONSTR	321,988	03/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2372/0739	6/29/2020	WD	Q	I	02	324,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ARMSTRONG JOHN F IV						
2333/1046	1/21/2020	WD	Q	V	05	448,800
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 FOP=[YR=2020] N2 W17 S10 E1 S7 E15 N15 E1$ W1 S15 W15 N7 W19 S56 E11 N1 E10 FOP=[YR=2020] S1 E8 FGR=[YR=2020] S5 E19 N3 E10 N21 W10 S3 W19 S16$ N7 W7 S6 W1$ E1 N6 E7 N9 E19 N48$.

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	1,047.00	SF	5.20	5.20	100	2020	2020	3	98	5,336	
2	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2020	2020	3	95	4,742	

LAND DESCRIPTION

TOTAL OB/XF 10,078

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 11/03/2020 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS