

LOT 7
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

RIGGINS DAMON Z & CHRISTINA A
79395 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1604-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 70
Interior Floor	14	CARPET 30
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
NEIGHBORHOOD/LOC	5015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,747	100	2020	1,747	195,727
FGR	440	55	2020	242	27,113
FOP	42	30	2020	13	1,456
FSP	108	40	2020	43	4,817
FUS	472	100	2020	472	52,881
STR	64	10	2020	6	672

TOTALS	2,873			2,523	282,667
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	731.00	SF	6.50
2	0855	CONC PAVER	0	100	0	0	356.00	SF	10.00
3	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00
4	0462	ST/AL FNC	0	100	0	0	288.00	SF	10.00
5	0861	POOL GUNIT	1	100	0	0	296.00	SF	85.00
6	0855	CONC PAVER	1	100	0	0	400.00	SF	10.00

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

REVIEW DATE 07/19/2023 BY KW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,523	113.8032	113.80	287,117	2020	2020	0	0	0	1.55 98.45

1 SINGLE FAM - 100% - 2021

Heated Area: 2219

HX Base Yr 2021

The site map shows a property with several distinct areas labeled with blue text and codes: BAS 2020, FGR 2020, FOP6 2020, FSP 2020, FUS 2020, and STR 2020. Each area is defined by black lines representing boundaries, with numerical dimensions indicating the size of each segment. The overall layout includes a large central area (BAS 2020) and several smaller, more complex areas (FGR 2020, FOP6 2020, FSP 2020, FUS 2020, STR 2020) located around the perimeter and within the main area.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2025

MLU

TOTAL OB/XF									
43,407									
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1	0810	CONCRETE A	0	100	0	0	731.00	SF	6.50
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REVIEW DATE 07/19/2023 BY KW

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					282,667				
TOTAL MARKET OB/XF VALUE					43,407				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					386,074				
SOH/AGL Deduction					102,787				
ASSESSED VALUE					283,287				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					227,565				
TOTAL JUST VALUE					386,074				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					369,019				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2216502	SWIM POOL	66,004	11/03/2022
19012286	CO ISSUED	0	05/14/2020
19012286	NEW CONSTR	297,388	12/02/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2380/0917	7/24/2020	WD	Q	I	01	313,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: RIGGINS DAMON Z & C							
2333/1046	1/21/2020	WD	Q	V	05	448,800	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] U3 L3 W8 D3 L3 S8 FSP=[YR=2020] W14 S5 D3 R3 E11 N8\$ S8 W11 U3 L3 N5 W12 S36 FGR=[YR=2020] S22 E20 N11 FOP=[YR=2020] E7 N6 W7 S6\$ N11 W20\$ E20 S5 E7 S13 E13 N62\$ PTR=E20 FUS=[YR=2020] E14 S36 STR=[YR=2020] S4 W8 N12 E4 S8 E4\$ W4 N8 W4 S8 W6 N36\$ W20\$.									