LOT 8
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

HOLLAND LEONARDO D
79389 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1604-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

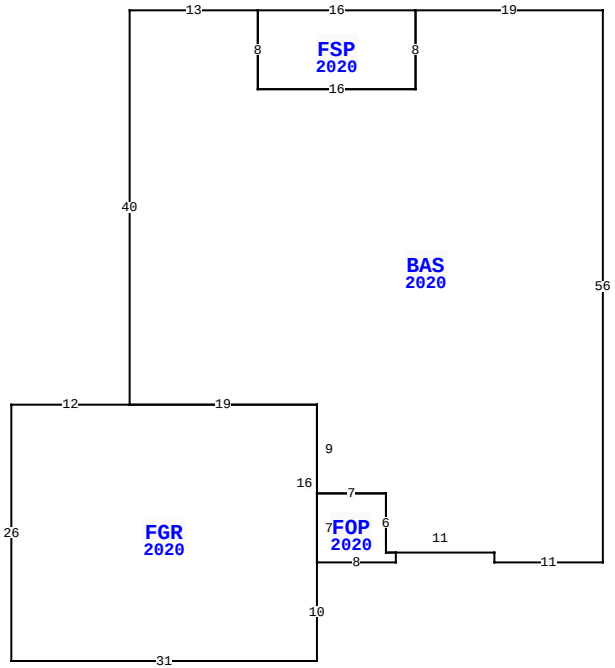
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,196	100	2020	2,196	233,308
FGR	806	55	2020	443	47,065
FOP	50	30	2020	15	1,594
FSP	128	40	2020	51	5,418
TOTALS	3,180			2,705	287,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,705	107.8560	107.86	291,761	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2196 HX Base Yr



79389 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		287,385
TOTAL MARKET OB/XF VALUE		6,970
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		354,355
SOH/AGL Deduction		10,926
ASSESSED VALUE		343,429
TOTAL EXEMPTION VALUE	13	343,429
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		354,355
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001815	CO ISSUED	0	05/18/2020
20001815	NEW CONSTR	313,554	02/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2370/0396	6/16/2020	WD	Q	I	01	337,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HOLLAND LEONARDO D						
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] W19 FSP=[YR=2020] W16 S8 E16 N8$ S8 W16 N8 W13 S40 FGR=[YR=2020] W12 S26 E31 N10 FOP=[YR=2020] E8 N1 W1 N6 W7 S7 $ N16 W19$ E19 S9 E7 S6 E11 S1 E11 N56$.

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	0855	CONC PAVER	0	100	0	0	82.00	SF	10.00	10.00	100	2020	2020	3	98	804	
2	0810	CONCRETE A	0	100	0	0	968.00	SF	6.50	6.50	100	2020	2020	3	98	6,166	

LAND DESCRIPTION

TOTAL OB/XF 6,970

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