LOT 9
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

EDWARDS IRVING PAUL III & PATRICIA ANNE
79383 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2025

12-2N-26-1604-0009-0000

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

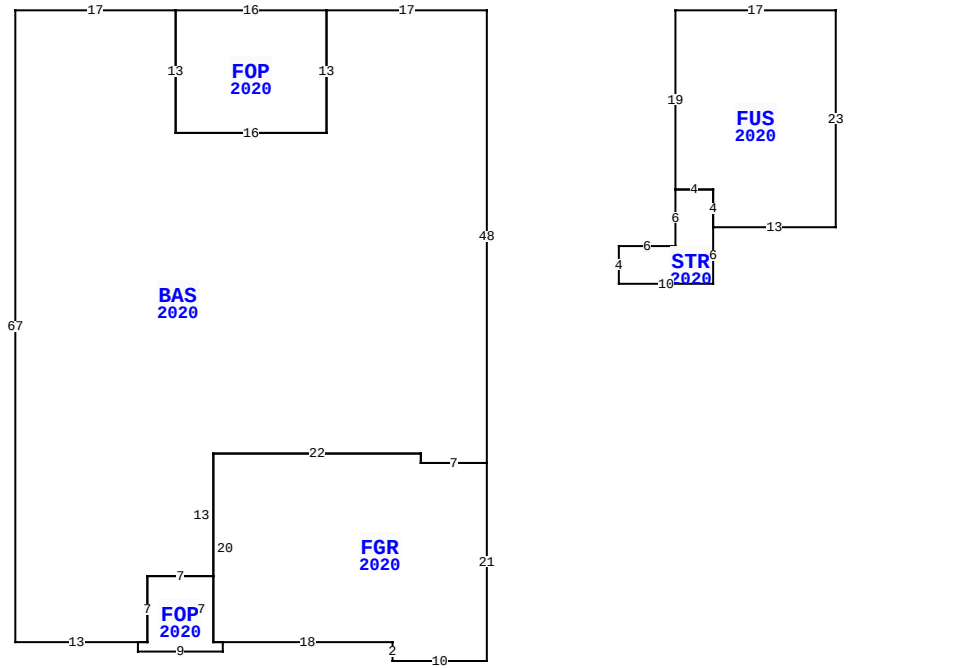
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		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	5015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,520	100	2020	2,520	282,554
FGR	593	55	2020	326	36,553
FOP	58	30	2020	17	1,906
FOP	208	30	2020	62	6,952
FUS	375	100	2020	375	42,047
STR	64	10	2020	6	672
TOTALS	3,818			3,306	370,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,306	113.8914	113.89	376,520	2020	2020	0	0	0	1.55	98.45

1 SINGLE FAM – 100% - 2021 Heated Area: 2895 HX Base Yr 2021



79383 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		370,684
TOTAL MARKET OB/XF VALUE		12,634
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		443,318
SOH/AGL Deduction		86,964
ASSESSED VALUE		356,354
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		305,632
TOTAL JUST VALUE		443,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000075	CO ISSUED	0	01/06/2020
19009776	NEW CONSTR	388,108	09/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2333/0408	1/16/2020	WD	Q	I	01	380,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: EDWARDS IRVING PAUL						
2300/0291	8/23/2019	WD	U	V	30	280,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W17 FOP=[YR=2020] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E13 FOP=[YR=2020] S1 E9 N1 FGR=[YR=2020] E18 S2 E10 N21 W7 N1 W22 S20 E1$ W1 N7 W7 S7W1 $ E1 N7 E7 N13 E22 S1 E7 N48$ PTR=E20 FUS=[YR=2020] E17 S23 W13 STR=[YR=2020] S6 W10 N4 E6 N6 E4 S4$ N4 W4 N19$ 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	0810	CONCRETE A	0	100	0	0	923.00	SF	6.50	6.50	100	2020	2020	3	98	5,880	
2	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2020	2020	3	95	4,378	
3	0462	ST/AL FNC	0	100	0	0	264.00	SF	10.00	10.00	100	2020	2020	3	90	2,376	

LAND DESCRIPTION

TOTAL OB/XF 12,634

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 05/07/2020 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS