LOT 10
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

**MONK DUPREE A JR & KATHERINE L**
79377 PLUMMERS CREEK DRIVE
YULEE, FL 32097

**2025**

**12-2N-26-1604-0010-0000**

## BUILDING CHARACTERISTICS

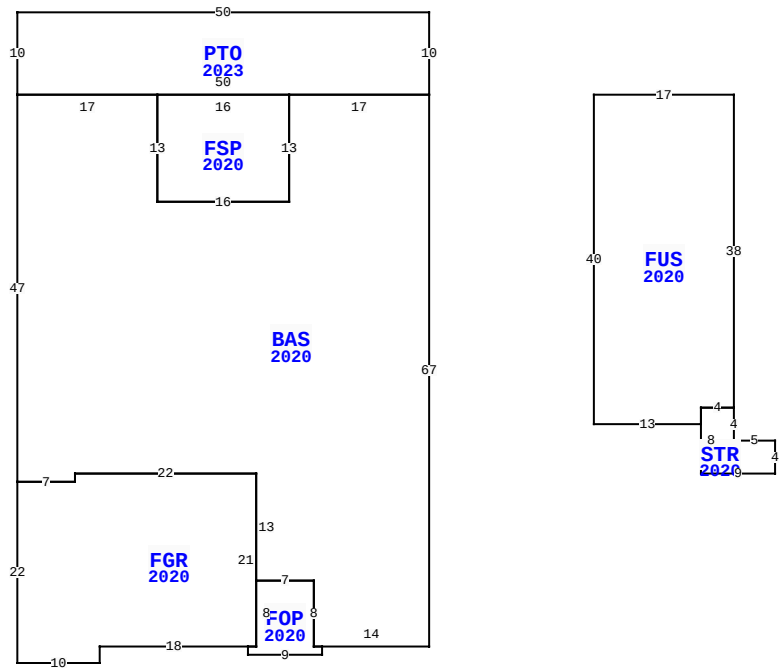
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 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 | 2,484 | 100 | 2020 | 2,484 | 289,635 |
| FGR | 622 | 55 | 2020 | 342 | 39,877 |
| FOP | 65 | 30 | 2020 | 20 | 2,332 |
| FSP | 208 | 40 | 2020 | 83 | 9,678 |
| FUS | 672 | 100 | 2020 | 672 | 78,356 |
| PTO | 500 | 5 | 2023 | 25 | 2,916 |
| STR | 52 | 10 | 2020 | 5 | 583 |
| TOTALS | 4,603 | | | 3,631 | 423,376 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,631 | 118.9755 | 118.98 | 432,016 | 2020 | 2020 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM – 100% - 2021 Heated Area: 3156 HX Base Yr 2021




79377 PLUMMERS CREEK DR, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 423,376 |
| TOTAL MARKET OB/XF VALUE | | 6,192 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 489,568 |
| SOH/AGL Deduction | | 93,667 |
| ASSESSED VALUE | | 395,901 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 345,179 |
| TOTAL JUST VALUE | | 489,568 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 465,511 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19009772 | CO ISSUED | 0 | 01/21/2020 |
| 19009772 | NEW CONSTR | 419,679 | 09/17/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2337/0920 | 1/29/2020 | WD | Q | I | 01 | 387,100 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: MONK DUPREE A JR & | | | | | | |
| 2300/0291 | 8/23/2019 | WD | U | V | 30 | 280,000 |
| GRANTOR: BWC LAND PLUMMER LLC | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## 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 | 972.00 | SF | 6.50 | 6.50 | 100 | 2020 | 2020 | 3 | 98 | 6,192 | |

## BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W17 S13 W16 N13 W17 S47 E7 N1 E22 S13 E7 S8 E14 N67 $
FUS=[YR=2020;ORIG=20,0] E17 S38 W4 S2 W13 N40 $
FGR=[YR=2020;ORIG=-50,47] S22 E10 N2 E18 E1 N21 W22 S1 W7 $
PTO=[YR=2023;ORIG=-50,0] E50 N10 W50 S10 $
FSP=[YR=2020;ORIG=-17,0] W16 S13 E16 N13 $
FOP=[YR=2020;ORIG=-22,67] S1 E9 N1 W1 N8 W7 S8 W1 $
STR=[YR=2020;ORIG=37,38] S4 E5 S4 W9 N8 E4 $
PTR=[ORIG=0,0] E20 W20 $
.

## LAND DESCRIPTION

TOTAL OB/XF 6,192

| 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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS