LOT 12
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

RAYNOLDS LUKE J & SAVANNAH
79365 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1604-0012-0000

BUILDING CHARACTERISTICS

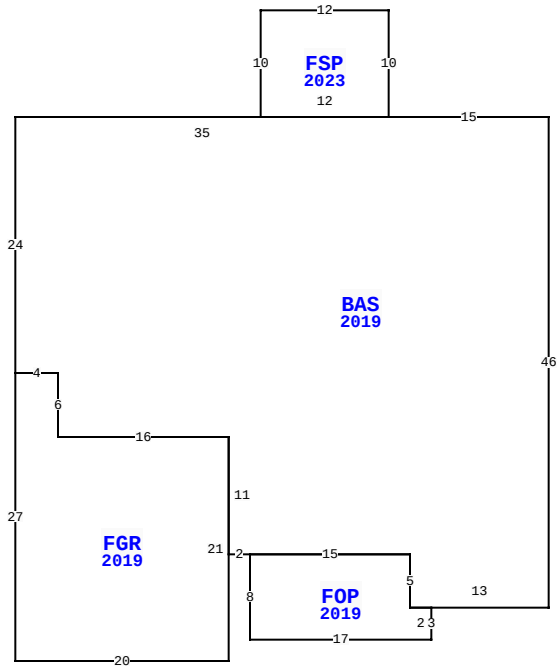
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,871	100	2019	1,871	222,817
FGR	444	55	2019	244	29,058
FOP	126	30	2019	38	4,526
FSP	120	40	2023	48	5,716
TOTALS	2,561			2,201	262,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,201	121.5249	121.52	267,466	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1871 HX Base Yr 2022



79365 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		262,117
TOTAL MARKET OB/XF VALUE		5,107
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		327,224
SOH/AGL Deduction		52,139
ASSESSED VALUE		275,085
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		224,363
TOTAL JUST VALUE		327,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004520	CO ISSUED	0	10/04/2019
19004520	NEW CONSTR	254,216	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2444/0424	3/19/2021	WD	Q	I	01	307,000
GRANTOR: GODBEY TIMOTHY R & JE						
GRANTEE: RAYNOLDS LUKE J & S						
2314/1100	10/11/2019	WD	Q	I	02	261,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GODBEY TIMOTHY R &						

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	810.00	SF	6.50	6.50	100	2019	2019	3	97	5,107	

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W15 W35 S24 E4 S6 E16 S11 E2 E15 S5 E13 N46 $
FGR=[YR=2019;ORIG=-50,24] S27 E20 N21 W16 N6 W4 $
FOP=[YR=2019;ORIG=-28,41] S8 E17 N3 W2 N5 W15 $
FSP=[YR=2023;ORIG=-15,0] N10 W12 S10 E12 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,107

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 09/27/2019 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS