LOT 13
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

BOESKOOL ZACHARY J & KATIE L
79349 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1604-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

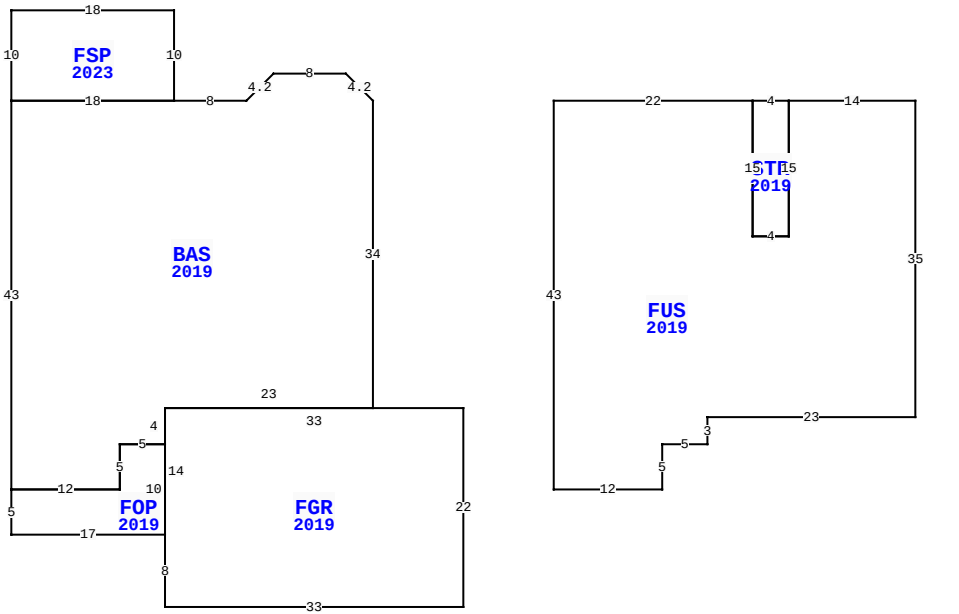
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,521	100	2019	1,521	169,181
FGR	726	55	2019	399	44,381
FOP	110	30	2019	33	3,671
FSP	180	40	2023	72	8,009
FUS	1,451	100	2019	1,451	161,395
STR	60	10	2019	6	667
TOTALS	4,048			3,482	387,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,482	113.5050	113.50	395,207	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2972 HX Base Yr 2020



79349 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		387,303
TOTAL MARKET OB/XF VALUE		55,708
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		503,011
SOH/AGL Deduction		88,873
ASSESSED VALUE		414,138
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		363,416
TOTAL JUST VALUE		503,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20-01987	SCRN ENCLSR		03/04/2020
B19-13003	IN GROUND POOL		12/27/2019
19001999	CO ISSUED	0	10/28/2019
19001999	NEW CONSTR	399,671	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2318/1766	11/08/2019	WD	Q	I	02	344,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BOESKOOL ZACHARY J						
2277/0539	5/24/2019	WD	Q	V	05	300,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] U3L3 W8 D3L3 W8 W18 S43 E12 N5 E5 N4 E23 N34 $
FUS=[YR=2019;ORIG=20,0] E22 S15 E4 N15 E14 S35 W23 S3 W5 S5 W12 N43 $
FGR=[YR=2019;ORIG=-23,48] S8 E33 N22 W33 S14 $
FSP=[YR=2023;ORIG=-22,0] N10 W18 S10 E18 $
FOP=[YR=2019;ORIG=-40,43] S5 E17 N10 W5 S5 W12 $
STR=[YR=2019;ORIG=42,0] E4 S15 W4 N15 $
PTR=[ORIG=0,0] E20 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	0811	CONCRETE B	0	100	0	0	1,138.00	SF	5.20	5.20	100	2019	2019	3	97	5,740	
2	0861	POOL GUNIT	1	100	0	0	378.00	SF	85.00	85.00	100	2023	2020		90	28,917	
3	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2020		86	1,720	
4	0855	CONC PAVER	1	100	0	0	549.00	SF	10.00	10.00	100	2023	2020		98	5,380	
5	0911	SCRN RM A	1	100	0	0	927.00	SF	17.50	17.50	100	2023	2020		86	13,951	

LAND DESCRIPTION

TOTAL OB/XF 55,708

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 10/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS