LOT 15
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

**HILL JEVON LENDRICK & RICKELL ANNETTE**
79329 PLUMMERS CREEK DRIVE
YULEE, FL 32097

**2025**

**12-2N-26-1604-0015-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

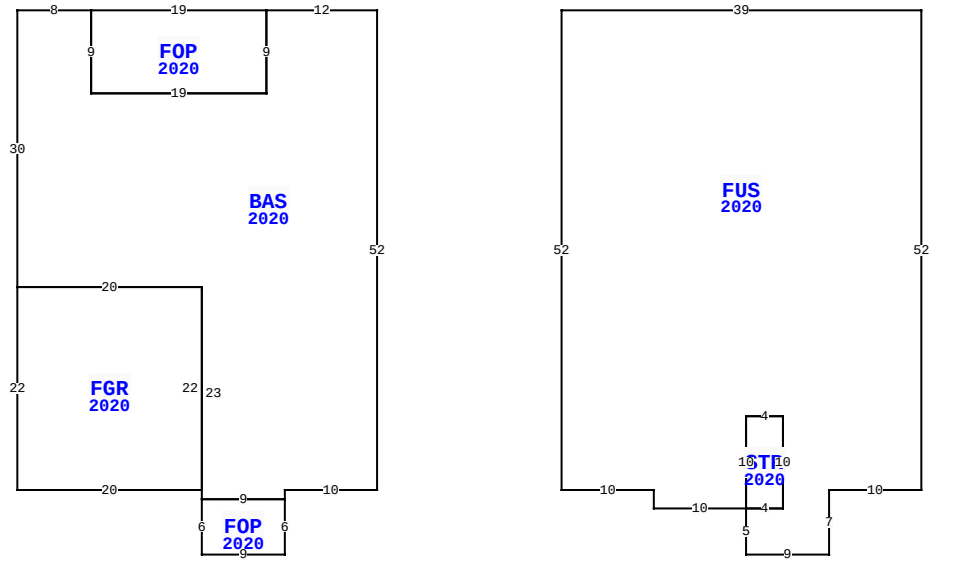
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 08 | CLAY TILE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 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 | 1,426 | 100 | 2020 | 1,426 | 153,769 |
| FGR | 440 | 55 | 2020 | 242 | 26,095 |
| FOP | 54 | 30 | 2020 | 16 | 1,725 |
| FOP | 171 | 30 | 2020 | 51 | 5,499 |
| FUS | 2,071 | 100 | 2020 | 2,071 | 223,321 |
| STR | 40 | 10 | 2020 | 4 | 431 |
| TOTALS | 4,202 | | | 3,810 | 410,841 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,810 | 109.5255 | 109.53 | 417,309 | 2020 | 2020 | 0 | 0 | 0 | 1.55 | 98.45 |

1 SINGLE FAM – 100% - 2021 Heated Area: 3497 HX Base Yr 2021




79329 PLUMMERS CREEK DR, YULEE

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 410,841 |
| TOTAL MARKET OB/XF VALUE | | 5,116 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 475,957 |
| SOH/AGL Deduction | | 90,838 |
| ASSESSED VALUE | | 385,119 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 334,397 |
| TOTAL JUST VALUE | | 475,957 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 439,436 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2004899 | CO ISSUED | 0 | 09/11/2020 |
| 20004899 | NEW CONSTR | 454,893 | 06/08/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2395/1987 | 9/25/2020 | WD | Q | I | 01 | 381,100 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: HILL JEVON LENDRICK | | | | | | |
| 2357/1503 | 4/28/2020 | WD | Q | V | 05 | 254,100 |
| GRANTOR: BWC LAND PLUMMER LLC | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W12 FOP=[YR=2020] W19 S9 E19 N9$ S9 W19 N9 W8 S30 FGR=[YR=2020] S22 E20 N22 W20$ E20 S23 FOP=[YR=2020] S6 E9 N6 W9$ E9 N1 E10 N52$ PTR=E20 FUS=[YR=2020] E39 S52 W10 S7 W9 N5 STR=[YR=2020] N10 E4 S10 W4$ E4 N10 W4 S10 W10 N2 W10 N52$ 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 | 1,004.00 | SF | 5.20 | 5.20 | 100 | 2020 | 2020 | 3 | 98 | 5,116 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,116

| 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