LOT 16
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

LANE DEZMON JARROD/WILLIAMS CYNTHIA
79323 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2025

12-2N-26-1604-0016-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		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

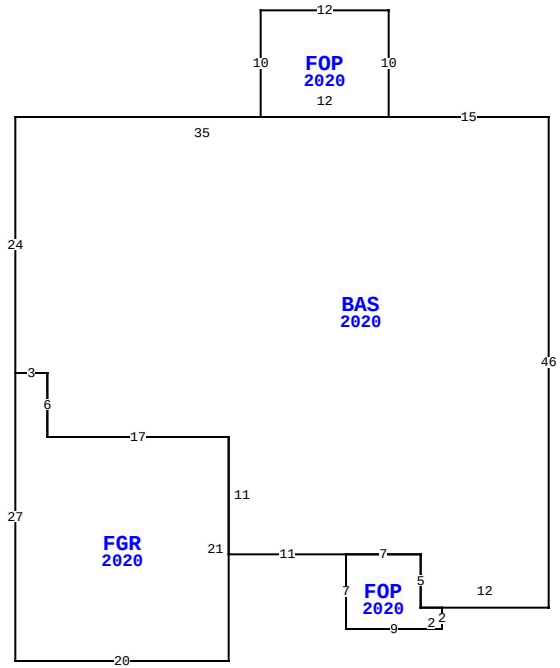
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	2020	1,872	218,973
FGR	438	55	2020	241	28,191
FOP	53	30	2020	16	1,872
FOP	120	30	2020	36	4,211
TOTALS	2,483			2,165	253,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,165	119.3640	119.36	258,414	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1872 HX Base Yr 2021



79323 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		253,246
TOTAL MARKET OB/XF VALUE		5,172
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		318,418
SOH/AGL Deduction		62,166
ASSESSED VALUE		256,252
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,530
TOTAL JUST VALUE		318,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000140	CO ISSUED	0	06/23/2020
20000140	NEW CONSTR	253,991	01/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2377/1139	7/17/2020	WD	Q	I	01	263,714
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LANE DEZMON JARROD						
2346/1834	3/11/2020	WD	U	V	30	243,100
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W15 FOP=[YR=2020] N10 W12 S10 E12 $ W35 S24
FGR=[YR=2020] S27 E20 N21 W17 N6 W3$ E3 S6 E17 S11 E11
FOP=[YR=2020] S7 E9 N2 W2 N5 W7$ E7 S5 E12 N46$.

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	812.00	SF	6.50	6.50	100	2020	2020	3	98	5,172	

LAND DESCRIPTION

TOTAL OB/XF 5,172

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