LOT 19
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

REAVIS HERB MORRIS JR & CAROLYN MELISSA
79269 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2025

12-2N-26-1604-0019-0000

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

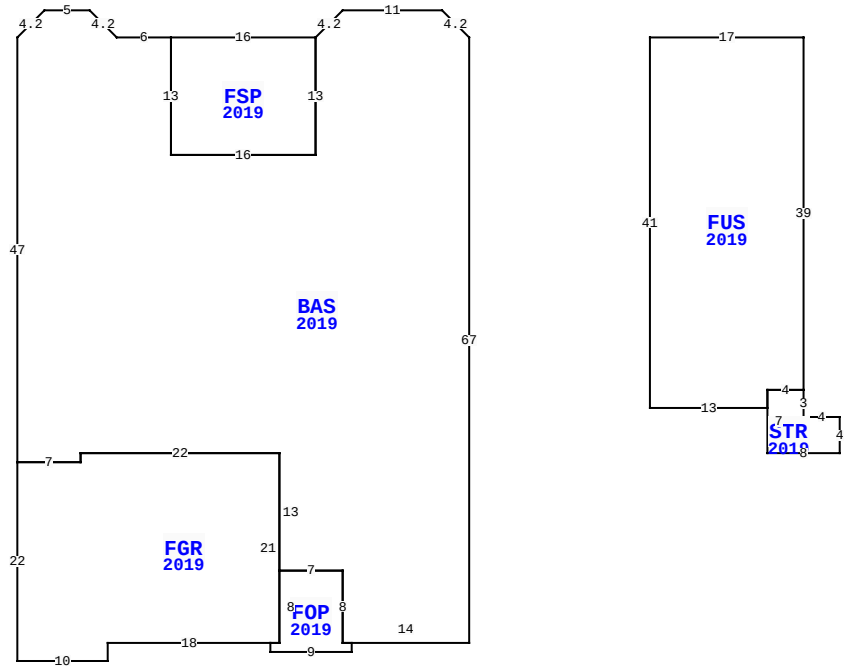
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,550	100	2019	2,550	279,471
FGR	622	55	2019	342	37,482
FOP	65	30	2019	20	2,192
FSP	208	40	2019	83	9,097
FUS	689	100	2019	689	75,512
STR	44	10	2019	4	439
TOTALS	4,178			3,688	404,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,688	111.8880	111.89	412,650	2019	2019	0	0	0	2.05	97.95

1 SINGLE FAM – 100% - 2020 Heated Area: 3239 HX Base Yr 2020



79269 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		404,191
TOTAL MARKET OB/XF VALUE		14,352
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		478,543
SOH/AGL Deduction		142,477
ASSESSED VALUE		336,066
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		285,344
TOTAL JUST VALUE		478,543
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000356	CO ISSUED	0	06/20/2019
18009654	NEW CONSTR	390,472	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2289/1034	6/27/2019	WD	Q	I	01	435,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: REAVIS HERB MORRIS						
2255/1912	2/14/2019	WD	Q	V	05	236,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W11 D3 L3 FSP=[YR=2019] W16 S13 E16 N13$ S13 W16 N13 W6 U3 L3 W5 D3 L3 S47 FGR=[YR=2019] S22 E10 N2 E18 FOP=[YR=2019] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E14 N67$ PTR=E20 FUS=[YR=2019] E17 S39 STR=[YR=2019] S3 E4 S4 W8 N7 E4$ W4 S2 W13 N41$ 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	0855	CONC PAVER	0	100	0	0	1,126.00	SF	10.00	10.00	100	2019	2019	3	97	10,922	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 14,352

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 06/06/2019 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS