LOT 26
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

SHIPLEY AMANDA & ZACHARY
79191 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1604-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

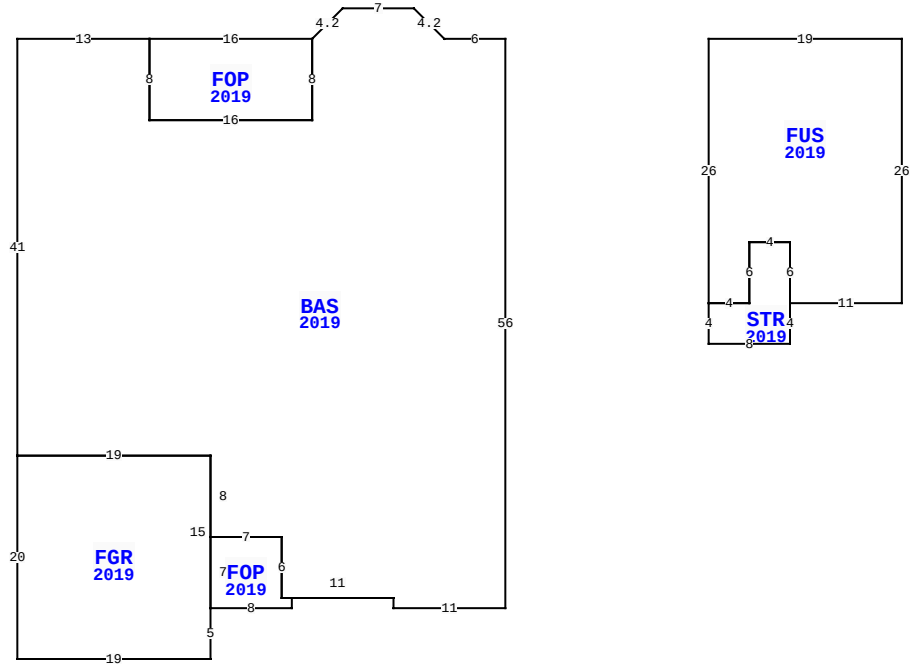
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,245	100	2019	2,245	251,699
FGR	380	55	2019	209	23,432
FOP	50	30	2019	15	1,682
FOP	128	30	2019	38	4,261
FUS	470	100	2019	470	52,694
STR	56	10	2019	6	673
TOTALS	3,329			2,983	334,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,983	114.9855	114.99	343,015	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2715 HX Base Yr 2022



79191 PLUMMERS CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		334,440
TOTAL MARKET OB/XF VALUE		4,647
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		399,087
SOH/AGL Deduction		64,285
ASSESSED VALUE		334,802
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		284,080
TOTAL JUST VALUE		399,087
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009802	CO ISSUED	0	09/18/2019
1900993	NEW CONSTR	350,249	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2450/0202	4/05/2021	WD	Q	I	01	360,000
GRANTOR: HATCH WHITNEY & THOMA						
GRANTEE: SHIPLEY AMANDA & ZA						
2310/1719	9/26/2019	WD	Q	I	01	315,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HATCH WHITNEY & THO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W6 U3 L3 W7 D3 L3 FOP=[YR=2019] W16 S8 E16 N8$ S8 W16 N8 W13 S41 FGR=[YR=2019] S20 E19 N5 FOP=[YR=2019] E8 N1 W1 N6 W7 S7$ N15 W19$ E19 S8 E7 S6 E11 S1 E11 N56$ PTR=E20 FUS=[YR=2019] E19 S26 W11 STR=[YR=2019] S4 W8 N4 E4 N6 E4 S6$ N6 W4 S6 W4 N26$ 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	0810	CONCRETE A	0	100	0	0	737.00	SF	6.50	6.50	100	2019	2019	3	97	4,647	

LAND DESCRIPTION

TOTAL OB/XF 4,647

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 10/03/2019 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS