LOT 27
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

HAWTHORNE ALLAN JAMES & DOMENICA
79185 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2025

12-2N-26-1604-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

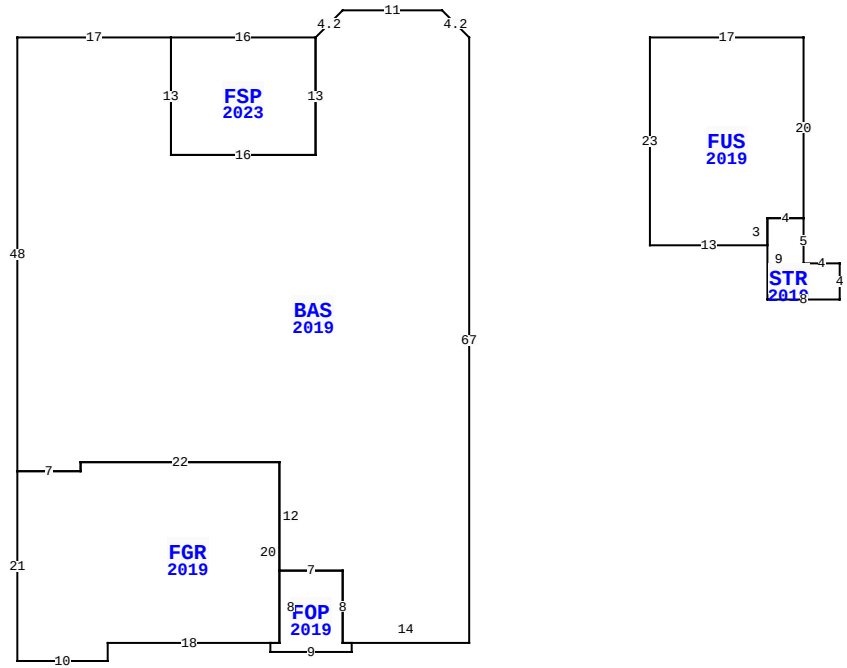
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	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	2,555	100	2019	2,555	289,776
FGR	593	55	2019	326	36,973
FOP	65	30	2019	20	2,269
FSP	208	40	2023	83	9,414
FUS	379	100	2019	379	42,985
STR	52	10	2019	5	567
TOTALS	3,852			3,368	381,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,368	115.7268	115.73	389,779	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2934 HX Base Yr



79185 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		381,983
TOTAL MARKET OB/XF VALUE		14,881
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		456,864
SOH/AGL Deduction		13,499
ASSESSED VALUE		443,365
TOTAL EXEMPTION VALUE	13	443,365
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		456,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007881	CO ISSUED	0	07/24/2019
19001058	NEW CONSTR	388,540	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2297/0887	8/07/2019	WD	Q	I	01	359,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HAWTHORNE ALLAN JAM						
2258/1868	2/25/2019	WD	Q	V	01	59,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] U3L3 W11 D3L3 S13 W16 N13 W17 S48 E7 N1 E22 S12 E7 S8 E14 N67 $
FGR=[YR=2019;ORIG=-50,48] S21 E10 N2 E18 E1 N20 W22 S1 W7 $
FUS=[YR=2019;ORIG=20,0] E17 S20 W4 S3 W13 N23 $
FSP=[YR=2023;ORIG=-17,0] W16 S13 E16 N13 $
FOP=[YR=2019;ORIG=-22,67] S1 E9 N1 W1 N8 W7 S8 W1 $
STR=[YR=2019;ORIG=37,20] S5 E4 S4 W8 N9 E4 $
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	0810	CONCRETE A	0	100	0	0	790.00	SF	6.50	6.50	100	2019	2019	3	97	4,981	
2	0855	CONC PAVER	1	100	50	20	1,000.00	SF	10.00	10.00	100	2023	2022		99	9,900	

LAND DESCRIPTION

TOTAL OB/XF 14,881

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS