LOT 30
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

SANDERS SHAUN R/WHITE-SANDERS DIANNE
79167 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2025

12-2N-26-1604-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

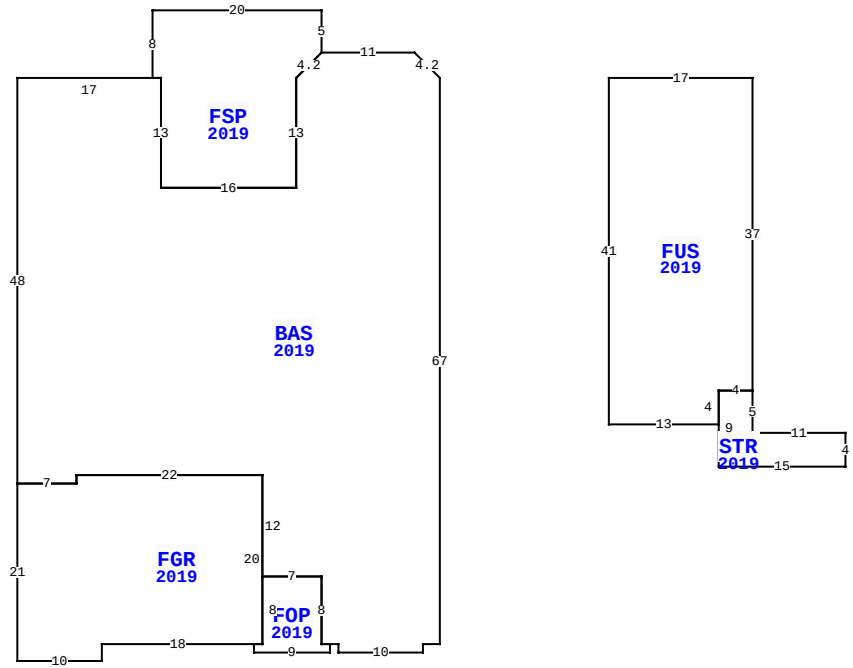
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,565	100	2019	2,565	279,823
FGR	593	55	2019	326	35,564
FOP	65	30	2019	20	2,182
FSP	364	40	2019	146	15,928
FUS	681	100	2019	681	74,292
STR	80	10	2019	8	873
TOTALS	4,348			3,746	408,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,746	111.8880	111.89	419,140	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2020 Heated Area: 3246 HX Base Yr 2020



79167 PLUMMERS CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		408,662
TOTAL MARKET OB/XF VALUE		5,074
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		473,736
SOH/AGL Deduction		99,506
ASSESSED VALUE		374,230
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		323,508
TOTAL JUST VALUE		473,736
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000355	CO ISSUED	0	06/19/2019
18009649	NEW CONSTR	428,302	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2287/0360	6/20/2019	WD	Q	I	01	440,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SANDERS SHAUN R & D						
2255/1839	2/14/2019	WD	Q	V	05	192,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W11 FSP=[YR=2019] N5 W20 S8 E1 S13 E16 N13 U3 R3 $ D3 L3 S13 W16 N13 W17 S48 FGR=[YR=2019] S21 E10 N2 E18 FOP=[YR=2019] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N20 W22 S1 W7$ E7 N1 E22 S12 E7 S8 E2 S1 E10 N1 E2 N67$ PTR=E20 FUS=[YR=2019] E17 S37 STR=[YR=2019] S5 E11 S4 W15 N9 E4$ W4 S4 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	0811	CONCRETE B	0	100	0	0	1,006.00	SF	5.20	5.20	100	2019	2019	3	97	5,074	

LAND DESCRIPTION

TOTAL OB/XF 5,074

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