LOT 31
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

WRIGHT MELANIE P & APOLLO
79161 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1604-0031-0000

BUILDING CHARACTERISTICS

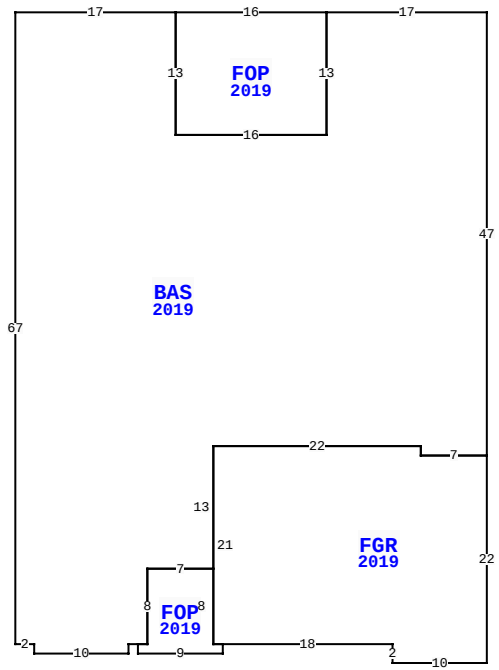
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,494	100	2019	2,494	290,412
FGR	622	55	2019	342	39,824
FOP	65	30	2019	20	2,329
FOP	208	30	2019	62	7,220
TOTALS	3,389			2,918	339,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,918	119.4270	119.43	348,497	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 2494 HX Base Yr



79161 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	339,785
TOTAL MARKET OB/XF VALUE	5,889
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	405,674
SOH/AGL Deduction	0
ASSESSED VALUE	405,674
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	405,674
TOTAL JUST VALUE	405,674
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	385,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001991	CO ISSUED	0	08/13/2019
19001991	NEW CONSTR	336,496	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2314/1722	10/15/2019	WD	Q	I	01	332,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WRIGHT MELANIE P &						
2264/1047	3/13/2019	WD	Q	V	05	575,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 FOP=[YR=2019] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E2 S1 E10 N1 E1 FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$.

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	0	0	0	934.00	SF	6.50	6.50	100	2019	2019	3	97	5,889	

LAND DESCRIPTION

TOTAL OB/XF 5,889

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	0		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