

LOT 32
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

ESPERSEN JEREMIAH SHAWN & LAURA
79143 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2025

12-2N-26-1604-0032-0000



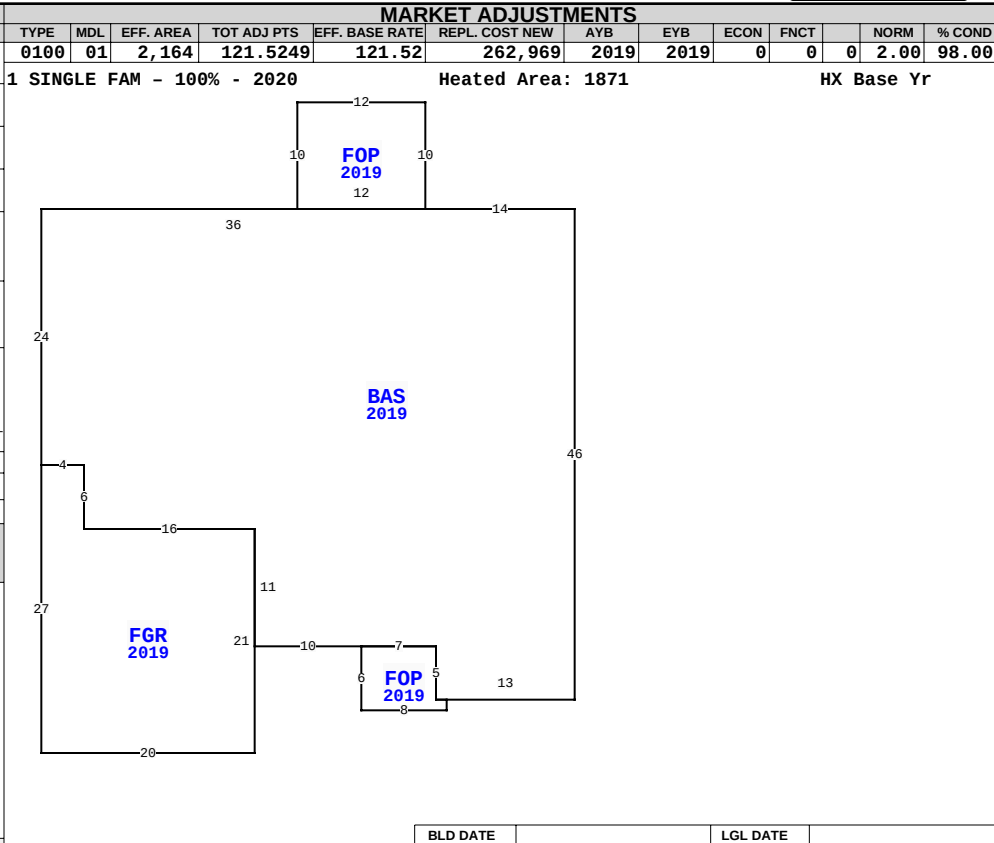
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1,871	100	2019	1,871	222,817
FGR	444	55	2019	244	29,058
FOP	43	30	2019	13	1,548
FOP	120	30	2019	36	4,288
TOTALS	2,478			2,164	257,710

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	711.00	SF	6.50
2	0476	VF 6 SBPL	0	100	0	0	210.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00



79143 PLUMMERS CREEK DR, YULEE	BLD DATE	LGL DATE	04/04/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								257,710	
TOTAL MARKET OB/XF VALUE								11,082	
TOTAL LAND VALUE - MARKET								60,000	
TOTAL MARKET VALUE								328,792	
SOH/AGL Deduction								9,464	
ASSESSED VALUE								319,328	
TOTAL EXEMPTION VALUE								13	319,328
BASE TAXABLE VALUE								0	
TOTAL JUST VALUE								328,792	
NCON VALUE								0	
INCOME VALUE								0	
PREVIOUS YEAR MKT VALUE								312,284	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002826	CO ISSUED	0	08/01/2019
19008183	NEW CONSTR	0	08/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2299/0995	8/16/2019	WD	Q	I	02	272,900	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:ESPERSEN JEREMIAH S							
2264/1047	3/13/2019	WD	Q	V	05	575,000	
GRANTOR:BWC LAND PLUMMER LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W14 FOP=[YR=2019] N10 W12 S10 E12\$ W36 S24									
FGR=[YR=2019] S27 E20 N21 W16 N6 W4\$ E4 S6 E16 S11 E10									
FOP=[YR=2019] S6 E8 N1 W1 N5 W7\$ E7 S5 E13 N46\$.									