LOT 33
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

MARTINEZ RICHARD & ASHLEY
79137 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1604-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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

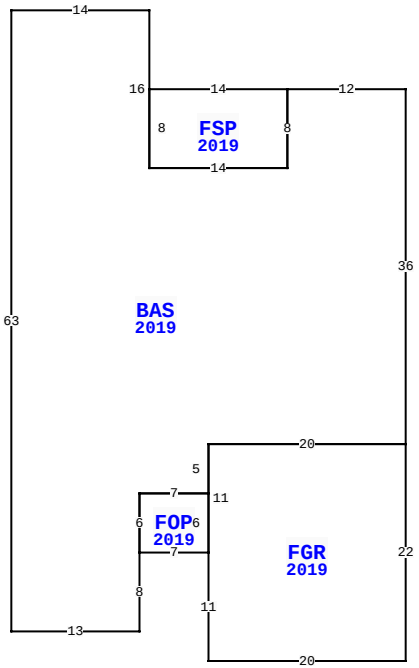
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	2019	1,722	205,755
FGR	440	55	2019	242	28,916
FOP	42	30	2019	13	1,553
FSP	112	40	2019	45	5,377
TOTALS	2,316			2,022	241,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,022	122.5539	122.55	247,796	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 1722 HX Base Yr



79137 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	241,601
TOTAL MARKET OB/XF VALUE	4,590
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	306,191
SOH/AGL Deduction	0
ASSESSED VALUE	306,191
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	306,191
TOTAL JUST VALUE	306,191
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008190	CO ISSUED	0	08/01/2019
19001015	NEW CONSTR	232,593	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2300/0473	8/20/2019	WD	Q	I	01	246,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MARTINEZ RICHARD &						
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] W12 FSP=[YR=2019] W14 S8 E14 N8$ S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S11 E20 N22 W20 S11$ N6 W7 S6$ N6 E7 N5 E20 N36$.

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	728.00	SF	6.50	6.50	100	2019	2019	3	97	4,590	

LAND DESCRIPTION

TOTAL OB/XF 4,590

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