LOT 36
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

HOLLIS VICTOR & NINA
79119 PLUMERS CREEK DRIVE
YULEE, FL 32097

2025

12-2N-26-1604-0036-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

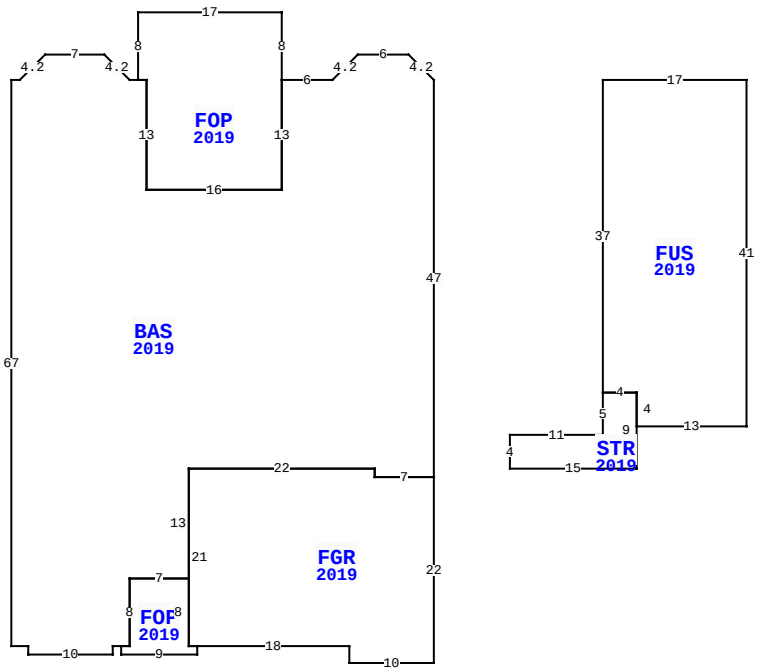
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,551	100	2019	2,551	257,498
FGR	622	55	2019	342	34,521
FOP	65	30	2019	20	2,019
FOP	344	30	2019	103	10,397
FUS	681	100	2019	681	68,740
STR	80	10	2019	8	808
TOTALS	4,343			3,705	373,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,705	103.0050	103.00	381,615	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 3232 HX Base Yr 2020



79119 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		373,983
TOTAL MARKET OB/XF VALUE		4,459
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		438,442
SOH/AGL Deduction		146,027
ASSESSED VALUE		292,415
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		241,693
TOTAL JUST VALUE		438,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009624	CO ISSUED	0	05/17/2019
18009624	NEW CONSTR	427,145	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/1419	5/24/2019	WD	Q	I	01	379,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HOLLIS VICTOR & NIN						
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 W6 D3 L3 W6 FOP=[YR=2019] N8 W17 S8 E1 S13 E16 N13$ S13 W16 N13 W2 U3 L3 W7 D3 L3 W1 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$ PTR= E20 FUS=[YR=2019] S37 STR=[YR=2019] S5 W11 S4 E15 N9 W4$ E4 S4 E13 N41 W17$ 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	884.00	SF	5.20	5.20	100	2019	2019	3	97	4,459	

LAND DESCRIPTION

TOTAL OB/XF 4,459

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 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