LOT 38
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

PROVOST BENJAMIN ALDEN & ALISON MARIE
79105 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1604-0038-0000

NASSAU COUNTY PROPERTY

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

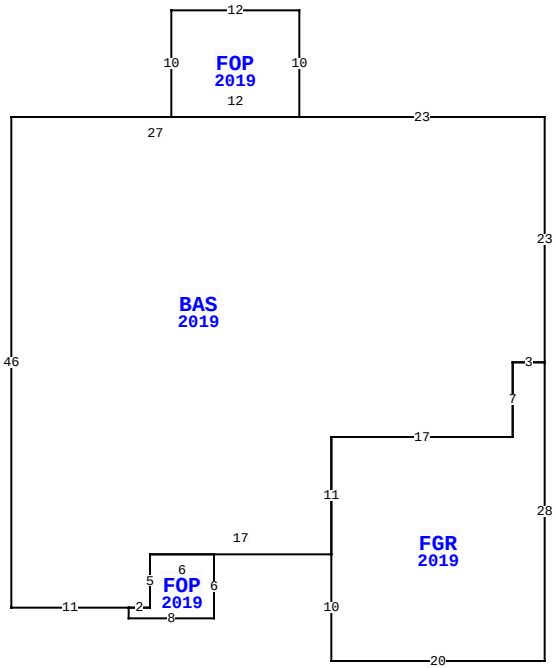
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	2019	1,874	223,173
FGR	441	55	2019	243	28,938
FOP	38	30	2019	11	1,310
FOP	120	30	2019	36	4,288
TOTALS	2,473			2,164	257,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,164	121.5249	121.52	262,969	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1874 HX Base Yr 2025



79105 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		257,710
TOTAL MARKET OB/XF VALUE		10,193
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		327,903
SOH/AGL Deduction		0
ASSESSED VALUE		327,903
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		277,181
TOTAL JUST VALUE		327,903
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011938	CO ISSUED	0	11/18/2019
19004688	NEW CONSTR	254,216	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2699/1967	3/08/2024	WD	Q	I	01	400,000
GRANTOR: BLAIR TRENT A L/E						
GRANTEE: PROVOST BENJAMIN AL						
2585/0525	8/18/2022	LE	U	I	11	100
GRANTOR: BLAIR TRENT A & MELAN						
GRANTEE: LEE ASHLEY N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W23 FOP=[YR=2019] N10 W12 S10 E12$ W27 S46 E11 FOP=[YR=2019] S1 E8 N6 W6 S5 W2$ E2 N5 E17 FGR=[YR=2019] S10 E20 N28 W3 S7 W17 S11$ N11E17 N7 E3 N23$.

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	100	0	0	783.00	SF	6.50	6.50	100	2019	2019	3	97	4,937	
2	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2019	2019	3	94	4,692	
3	0479	VF PICKET	0	100	0	0	60.00	LF	10.00	10.00	100	2019	2019	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 10,193

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 05/07/2020 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS