LOT 39
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

KIRK CHRISTOPHER J/FIORELLI-KIRK RACHAEL B
79099 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2025

12-2N-26-1604-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

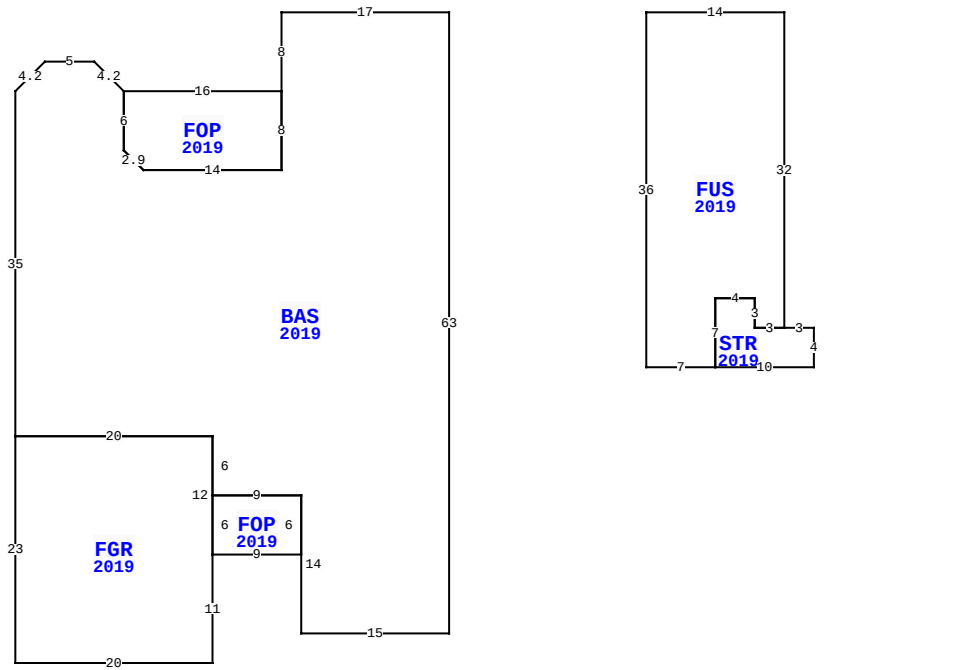
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,928	100	2019	1,928	225,694
FGR	460	55	2019	253	29,617
FOP	54	30	2019	16	1,873
FOP	126	30	2019	38	4,448
FUS	464	100	2019	464	54,317
STR	52	10	2019	5	585
TOTALS	3,084			2,704	316,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,704	119.4480	119.45	322,993	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2392 HX Base Yr 2023



79099 PLUMMERS CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		316,533
TOTAL MARKET OB/XF VALUE		4,590
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		381,123
SOH/AGL Deduction		12,011
ASSESSED VALUE		369,112
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		318,390
TOTAL JUST VALUE		381,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011873	CO ISSUED	0	11/14/2019
19003999	NEW CONSTR	320,877	06/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2551/1644	4/01/2022	WD	Q	I	01	420,000
GRANTOR: MCCANCE ANDREW LOGAN						
GRANTEE: KIRK CHRISTOPHER J						
2351/0876	3/31/2020	WD	Q	I	01	305,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MCCANCE ANDREW LOGA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 S8 FOP=[YR=2019] W16 S6 D2 R2 E14 N8$ S8 W14 U2 L2 N6 L3 U3 W5 D3 L3 S35 FGR=[YR=2019] S23 E20 N11 FOP=[YR=2019] E9 N6 W9 S6$ N12 W20$ E20 S6 E9 S14 E15 N63$ PTR=E20 FUS=[YR=2019] E14 S32 STR=[YR=2019] E3 S4 W10 N7 E4 S3 E3$ W3 N3 W4 S7 W7 N36$ 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	0810	CONCRETE A	0	100	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	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