

LOT 40
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

BRYANT CHRISTINA
79093 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1604-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,916	100	2019	1,916	226,260
FGR	440	55	2019	242	28,578
FOP	54	30	2019	16	1,889
FOP	126	30	2019	38	4,487
TOTALS	2,536			2,212	261,215

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	712.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00

REVIEW DATE 05/07/2020 BY KB

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,212	120.4959	120.50	266,546	2019	2019	0	0
1 SINGLE FAM - 0% - 2024 Heated Area: 1916 HX Base Yr									
79093 PLUMMERS CREEK DR, YULEE									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	712.00	SF	6.50

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	712.00	SF	6.50

Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
261,215									
TOTAL MARKET OB/XF VALUE									
4,489									
TOTAL LAND VALUE - MARKET									
60,000									
TOTAL MARKET VALUE									
325,764									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
325,764									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
325,764									
TOTAL JUST VALUE									
325,764									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
308,945									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006345	CO ISSUED	0	10/29/2019
19006345	NEW CONSTR	260,384	06/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2622/1328	3/01/2023	WD	Q	I	01	395,000
GRANTOR: MOSELEY BRANDON D & E						
GRANTEE: BRYANT CHRISTINA						
2366/1826	6/04/2020	WD	Q	I	01	277,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MOSELEY BRANDON D &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W12 FOP=[YR=2019] W16 S8 E14 U2 R2 N6\$ S6 L2 D2 W14 N16 W16 S63 E15 N8 FOP=[YR=2019] E9 FGR=[YR=2019] S11 E20 N22 W20 S11\$ N6 W9 S6\$ N6 E9 N5 E20 N36\$.									