

LOT 41
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

HARRIS MATTHEW R & ASHLEY M
79087 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1604-0041-0000



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		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	106	30	2019	32	3,811
FOP	120	30	2019	36	4,288
TOTALS	2,541			2,185	260,211

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	692.00	SF	6.50
2	0476	VF 6 SBPL	0	100	0	0	102.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,185	121.5249	121.52	265,521	2019	2019	0	0
1 SINGLE FAM - 100% - 2021 Heated Area: 1874 HX Base Yr 2021									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
04/04/2025 MLU									

TOTAL OB/XF									
7,431									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
260,211									
TOTAL MARKET OB/XF VALUE									
7,431									
TOTAL LAND VALUE - MARKET									
60,000									
TOTAL MARKET VALUE									
327,642									
SOH/AGL Deduction									
63,195									
ASSESSED VALUE									
264,447									
TOTAL EXEMPTION VALUE HX HB									
50,722									
BASE TAXABLE VALUE									
213,725									
TOTAL JUST VALUE									
327,642									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
310,983									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006225	CO ISSUED	0	10/28/2019
19006225	NEW CONSTR	255,532	06/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2340/1664	2/18/2020	WD	U	I	11	100	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: HARRIS MATTHEW R &							
2340/0419	2/18/2020	WD	Q	I	02	271,500	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: HARRIS MATTHEW R &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W15 FOP=[YR=2019] N10 W12 S10 E12\$ W35 S23									
FGR=[YR=2019] S28 E20 N21 W17 N7 W3\$ E3 S7 E17 S11 E11									
FOP=[YR=2019] S10 E8 N1 E9 N4 W11N5 W6\$ E6 S5 E13 N46\$.									