

LOT 42
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

HOLLOWAY DAVID W
79081 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1604-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	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
BAS	1,749	100
FGR	440	55
FOP	42	30
FOP	112	30
FUS	464	100
STR	40	10
TOTALS	2,847	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,506	119.4480	119.45	299,342	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2021 Heated Area: 2213 HX Base Yr 2021											
TOTALS	2,847		2,506	293,355							

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										293,355		
TOTAL MARKET OB/XF VALUE										4,287		
TOTAL LAND VALUE - MARKET										60,000		
TOTAL MARKET VALUE										357,642		
SOH/AGL Deduction										67,995		
ASSESSED VALUE										289,647		
TOTAL EXEMPTION VALUE					HX HB VX					55,722		
BASE TAXABLE VALUE										233,925		
TOTAL JUST VALUE										357,642		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										339,447		
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