

LOT 43
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

STEWART RICHARD L II
79075 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1604-0043-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4																								
Exterior Wall	10	ABOVE AVG 100	0100	01	2,212	120.4959	120.50	266,546	2019	2019	0	0	0	2.00	98.00	VALUATION BY STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021														Heated Area: 1888																							
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2021																							
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY																							
Interior Floo	11	CLAY TILE 70															BUILDING MARKET VALUE												261,215											
Interior Floo	14	CARPET 30															TOTAL MARKET OB/XF VALUE												4,495											
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET												60,000											
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE												325,710											
Bedrooms		3 100															SOH/AGL Deduction												62,111											
Bathrooms		2 100															ASSESSED VALUE												263,599											
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE												HX HB 50,722											
Stories	1.	1. 100															BASE TAXABLE VALUE												212,877											
Units	0	0 100															TOTAL JUST VALUE												325,710											
Occupancy	00	NONE 100	NCON VALUE												0																									
			INCOME VALUE																																					
			PREVIOUS YEAR MKT VALUE												308,952																									
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	1,888	100	2019	1,888	222,954																																			
FGR	441	55	2019	243	28,696																																			
FOP	48	30	2019	14	1,653																																			
FOP	224	30	2019	67	7,913																																			
TOTALS			2,601		2,212	261,215																																		
EXTRA FEATURES						79075 PLUMMERS CREEK DR, YULEE												BLD DATE XF DATE INC DATE																						
L N	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	LGL DATE LAND DATE AG DATE																								
1	0810	CONCRETE A	0 100	0 0	713.00	SF	6.50	6.50	100	2019	2019	3	97	4,495		04/04/2025 MLU																								
LAND DESCRIPTION																		TOTAL OB/XF 4,495																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																																								