LOT 47
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

TAYLOR TRAVIS J & LINDA P
79039 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2025

12-2N-26-1604-0047-0000

BUILDING CHARACTERISTICS

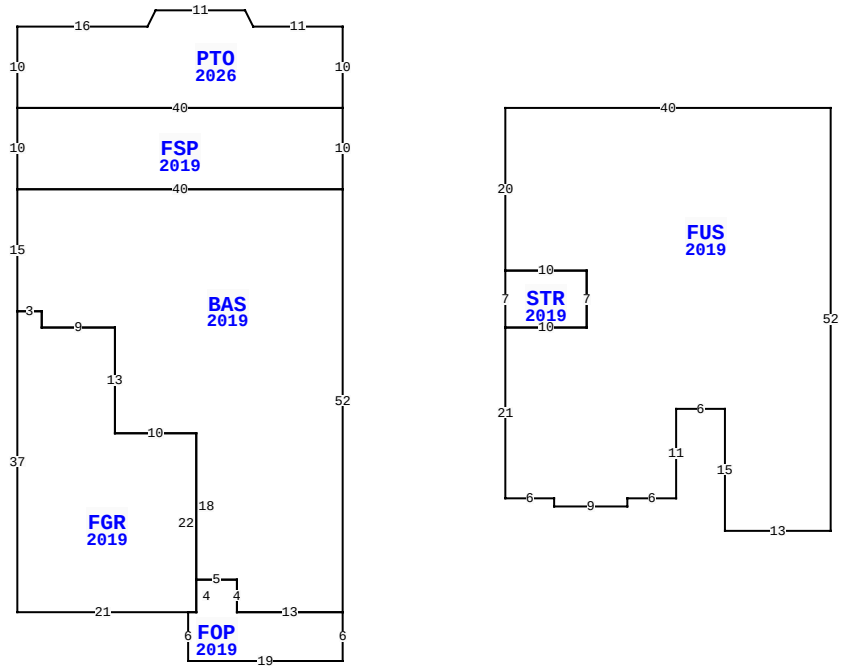
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	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	1,414	100	2019	1,414	153,871
FGR	646	55	2019	355	38,631
FOP	134	30	2019	40	4,353
FSP	400	40	2019	160	17,411
FUS	1,845	100	2019	1,845	200,772
PTO	424	5	2026	21	2,285
STR	70	10	2019	7	761
TOTALS	4,933			3,842	418,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,842	111.0375	111.04	426,616	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2025 Heated Area: 3259 HX Base Yr 2025



79039 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		418,084
TOTAL MARKET OB/XF VALUE		4,187
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		482,271
SOH/AGL Deduction		0
ASSESSED VALUE		482,271
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		431,549
TOTAL JUST VALUE		482,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002536	CO ISSUED	0	03/24/2019
18007259	NEW CONSTR	442,940	10/01/2018
18007259	NEW CONSTR	442,940	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2738/177	9/04/2024	WD	Q	I	01	569,000
GRANTOR: CONN STEWART & CARRIE						
GRANTEE: TAYLOR TRAVIS J & L						
2262/0412	3/14/2019	WD	Q	I	01	395,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CONN STEWART & CARR						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2019;ORIG=20,0] E40 S52 W13 N15 W6 S11 W6 S1 W9 N1 W6 N21 E10 N7 W10 N20 $
BAS=[YR=2019;ORIG=-40,10] S15 E3 S2 E9 S13 E10 S18 E5 S4 E13 N52 W40 $
FGR=[YR=2019;ORIG=-40,25] S37 E21 E1 N22 W10 N13 W9 N2 W3 $
FSP=[YR=2019;ORIG=0,0] W40 S10 E40 N10 $
FOP=[YR=2019;ORIG=-19,62] S6 E19 N6 W13 N4 W5 S4 W1 $
STR=[YR=2019;ORIG=20,27] N7 E10 S7 W10 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2026;ORIG=-40,0] E40 N10 W11 U2L1 W11 D2L1 W16 S10 $
.

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	664.00	SF	6.50	6.50	100	2019	2019	3	97	4,187	

LAND DESCRIPTION

TOTAL OB/XF 4,187

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 08/15/2019 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS