LOT 50
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

WELDON TIMOTHY F & STEPHANIE B
79060 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1604-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 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		6 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

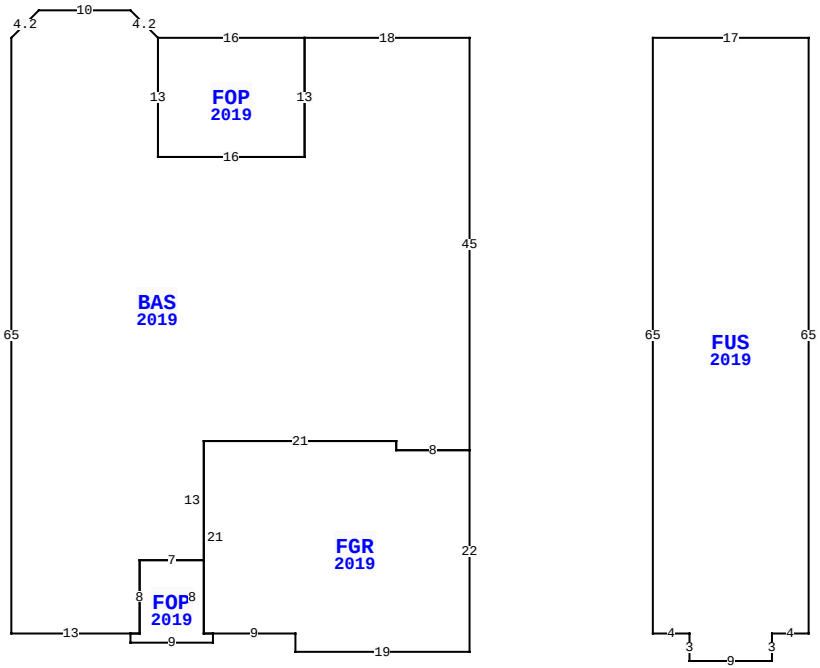
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,424	100	2019	2,424	261,521
FGR	639	55	2019	351	37,869
FOP	65	30	2019	20	2,158
FOP	208	30	2019	62	6,689
FUS	1,132	100	2019	1,132	122,130
TOTALS	4,468			3,989	430,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,989	110.0925	110.09	439,149	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 3556 HX Base Yr 2020



79060 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		430,366
TOTAL MARKET OB/XF VALUE		13,588
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		503,954
SOH/AGL Deduction		183,492
ASSESSED VALUE		320,462
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		269,740
TOTAL JUST VALUE		503,954
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001557	CO ISSUED	0	06/18/2019
19000586	NEW CONSTR	472,219	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2288/0121	6/28/2019	WD	Q	I	01	403,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WELDON TIMOTHY F &						
2258/1643	2/28/2019	WD	Q	V	05	472,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 FOP=[YR=2019] W16 S13 E16 N13$ S13 W16 N13 L3 U3 W10 D3 L3 S65 E13 FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] E9 S2 E19 N22 W8 N1 W21 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E21 S1 E8 N45 $ PTR= E20 FUS=[YR=2019] S65 E4 S3 E9 N3 E4 N65 W17$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0810	CONCRETE A	0	100	0	0	924.00	SF	6.50	6.50	100	2019	2019	3	97	5,826	
3	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2019	2019	3	94	4,332	

LAND DESCRIPTION

TOTAL OB/XF 13,588

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 06/21/2019 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS