

LOT 63
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

ARNETT TODD L & CHRISTINE E
79164 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1604-0063-0000



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		5 100
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

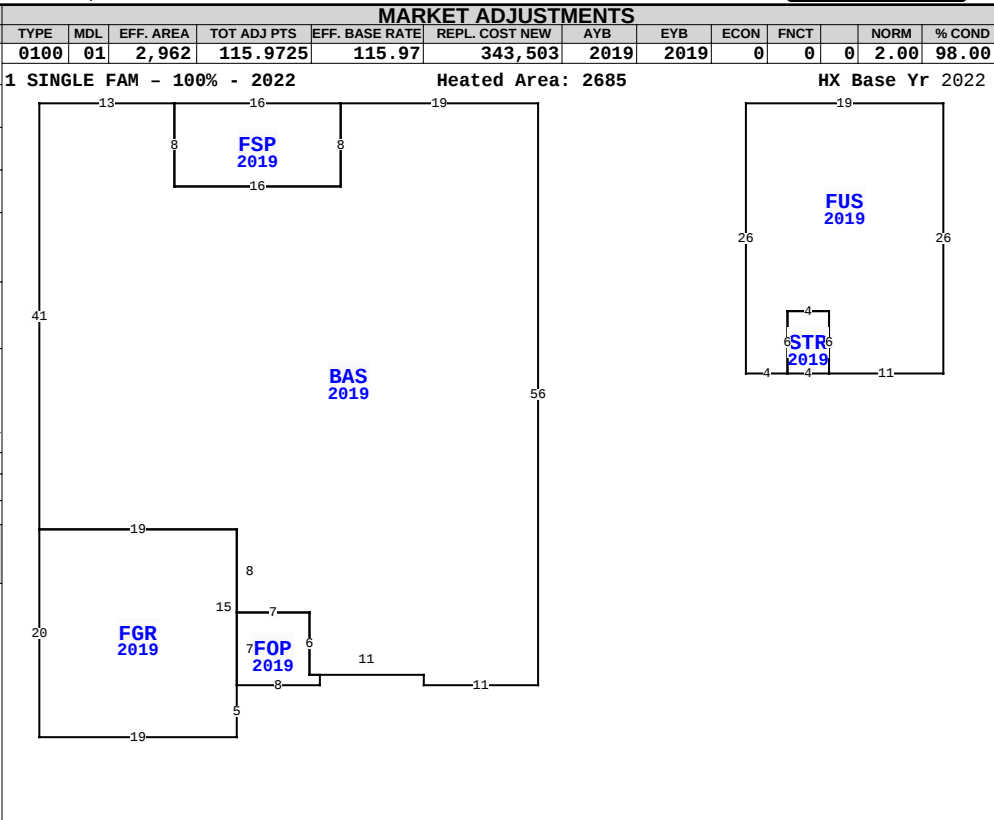
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2019	2,215	251,737
FGR	380	55	2019	209	23,753
FOP	50	30	2019	15	1,705
FSP	128	40	2019	51	5,796
FUS	470	100	2019	470	53,416
STR	24	10	2019	2	227

TOTALS	3,267			2,962	336,633
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	690.00	SF	6.50
2	0462	ST/AL FNC	0	100	0	0	408.00	SF	10.00
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00

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



79164 PLUMMERS CREEK DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/04/2025
	INC DATE		AG DATE	MLU

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
1	0810	CONCRETE A	0	100	0	0	690.00	SF	6.50	6.50	100	2019	2019	3	97	4,350	
2	0462	ST/AL FNC	0	100	0	0	408.00	SF	10.00	10.00	100	2019	2019	3	87	3,550	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	

TOTAL OB/XF													8,182	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		336,633	
TOTAL MARKET OB/XF VALUE		8,182	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		404,815	
SOH/AGL Deduction		66,325	
ASSESSED VALUE		338,490	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		287,768	
TOTAL JUST VALUE		404,815	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		384,781	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009814	CO ISSUED	0	09/18/2019
19002683	NEW CONSTR	351,559	03/19/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2501/0453	9/29/2021	WD	Q	I	01	410,000
GRANTOR: CONNER BRETT G & SARA						
GRANTEE: ARNETT TODD L & CHR						
2311/1483	9/27/2019	WD	Q	I	02	314,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CONNER BRETT G & SA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W19 FSP=[YR=2019] W16 S8 E16 N8\$S8 W16 N8 W13 S41 FGR=[YR=2019] S20 E19 N5 FOP=[YR=2019] E8 N1 W1 N6 W7 S7\$ N15 W19\$ E19 S8 E7 S6 E11 S1 E11 N56\$ PTR=E20 FUS=[YR=2019] E19 S26 W11 STR=[YR=2019] W4 N6 E4 S6\$ N6 W4 S6 W4 N26\$ W20 \$.									