LOT 65
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

SEARY-CINTRON PABLO JOSUE/NUNEZ-DALECCIO IVETTE
79152 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2025

12-2N-26-1604-0065-0000

BUILDING CHARACTERISTICS

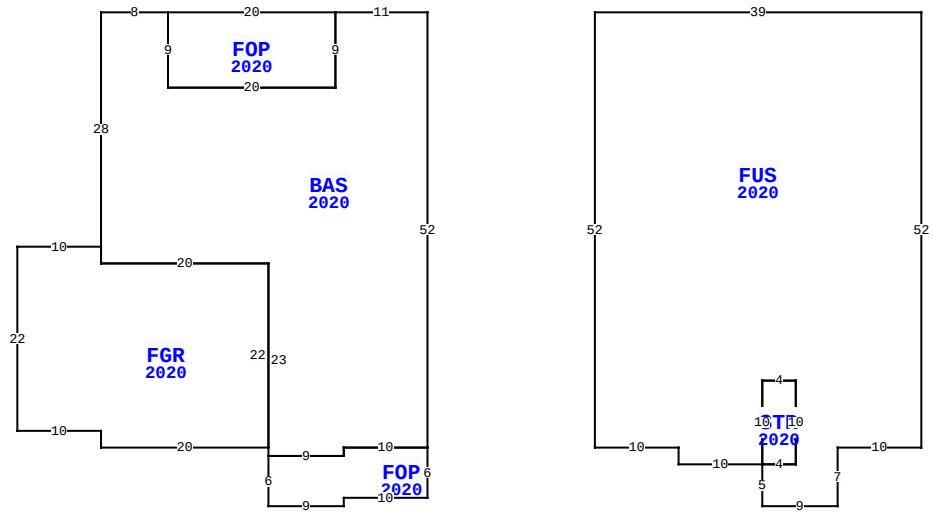
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		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	1,417	100	2020	1,417	158,001
FGR	660	55	2020	363	40,476
FOP	114	30	2020	34	3,792
FOP	180	30	2020	54	6,021
FUS	2,071	100	2020	2,071	230,925
STR	40	10	2020	4	446
TOTALS	4,482			3,943	439,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,943	113.7780	113.78	448,635	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2025 Heated Area: 3488 HX Base Yr



79152 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		439,662
TOTAL MARKET OB/XF VALUE		5,550
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		505,212
SOH/AGL Deduction		0
ASSESSED VALUE		505,212
TOTAL EXEMPTION VALUE	13	505,212
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		505,212
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		480,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005181	CO ISSUED	0	09/23/2020
20005181	NEW CONSTR	454,893	06/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2397/1304	9/30/2020	WD	Q	I	01	407,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SEARY-CINTRON PABLO						
2357/1503	4/28/2020	WD	Q	V	05	254,100
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W11 FOP=[YR=2020] W20 S9 E20 N9$S9 W20 N9 W8 S28 FGR=[YR=2020] W10 S22 E10 S2 E20 N22 W20 N2$ S2 E20 S23 FOP=[YR=2020] S6 E9 N1 E10 N6 W10 S1 W9$ E9 N1 E10 N52$ PTR=E20 FUS=[YR=2020] E39 S52 W10 S7 W9 N5 STR=[YR=2020] N10 E4 S10 W4$ E4 N10 W4 S10 W10 N2 W10 N52$ 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	0811	CONCRETE B	0	100	0	0	1,089.00	SF	5.20	5.20	100	2020	2020	3	98	5,550	

LAND DESCRIPTION

TOTAL OB/XF 5,550

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 11/20/2020 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS