LOT 67
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

AYALA JARIART JOSE MENDEZ/JIMENEZ KAREN ANN OWEN
79140 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1604-0067-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

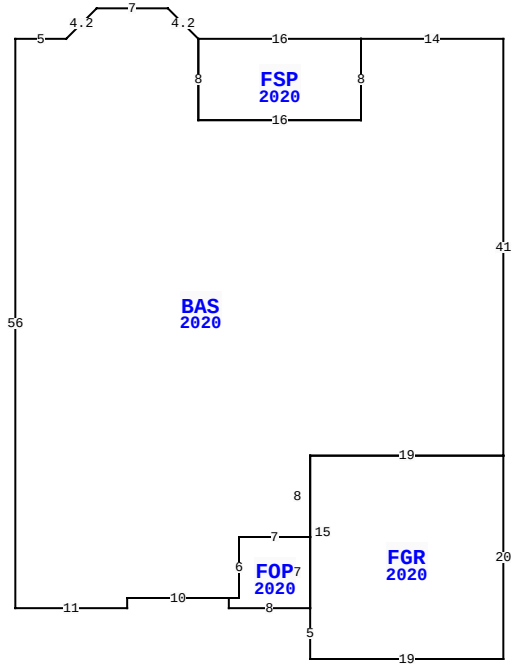
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,245	100	2020	2,245	267,482
FGR	380	55	2020	209	24,902
FOP	50	30	2020	15	1,787
FSP	128	40	2020	51	6,076
TOTALS	2,803			2,520	300,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,520	120.9600	120.96	304,819	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2245 HX Base Yr 2021



79140 PLUMMERS CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		300,247
TOTAL MARKET OB/XF VALUE		5,956
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		366,203
SOH/AGL Deduction		71,173
ASSESSED VALUE		295,030
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		244,308
TOTAL JUST VALUE		366,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002140	CO ISSUED	0	06/17/2020
20002140	NEW CONSTR	298,479	03/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2372/0761	6/29/2020	WD	Q	I	01	307,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: AYALA JARIART JOSE						
2346/1834	3/11/2020	WD	U	V	30	243,100
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

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	740.00	SF	6.50	6.50	100	2020	2020	3	98	4,714	
2	0462	ST/AL FNC	0	100	0	0	138.00	SF	10.00	10.00	100	2020	2020	3	90	1,242	

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FSP=[YR=2020] W16 S8 E16 N8$ S8 W16 N8 U3 L3 W7 D3 L3 W5 S56 E11 N1 E10 FOP=[YR=2020] S1 E8 FGR=[YR=2020] S5 E19 N20 W19 S15$ N7 W7 S6 W1$ E1 N6 E7 N8 E19 N41$.

LAND DESCRIPTION

TOTAL OB/XF 5,956

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