

LOT 68
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

HEWITT KEVIN J & JANE R
79122 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1604-0068-0000



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 70
Interior Floo	14	CARPET 30
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	2,045	100	2019	2,045	234,539
FGR	782	55	2019	430	49,317
FOP	57	30	2019	17	1,950
FSP	120	40	2019	48	5,505
TOTALS	3,004			2,540	291,311

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	956.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	RES	100		PUD	0.00	0.00	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,540	117.0288	117.03	297,256	2019	2019	0	0	0	2.00	98.00	
1 SINGLE FAM - 100% - 2023 Heated Area: 2045 HX Base Yr													
79122 PLUMMERS CREEK DR, YULEE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/04/2025 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		291,311	
TOTAL MARKET OB/XF VALUE		6,028	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		357,339	
SOH/AGL Deduction		11,033	
ASSESSED VALUE		346,306	
TOTAL EXEMPTION VALUE		13	346,306
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		357,339	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		339,251	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002442	CO ISSUED	0	07/30/2019
B1902442	NEW CONSTR	302,601	03/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2298/1843	8/15/2019	WD	Q	I	01	286,900	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: HEWITT KEVIN J & JA							
2264/1047	3/13/2019	WD	Q	V	05	575,000	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W14 FSP=[YR=2019] W15 S8 E15 N8\$ S8 W15 N8 W19 S56 E11 N1 E10 FOP=[YR=2019] S1 E8 FGR=[YR=2019] S4 E19 N3 E10 N25 W29 S24\$ N8 W7 S7 W1\$ E1 N7 E7 N16 E19 N32\$.									

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