LOT 70
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

MAYS JASON EDWARD & CARRIE ANDERSON
79090 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2025

12-2N-26-1604-0070-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

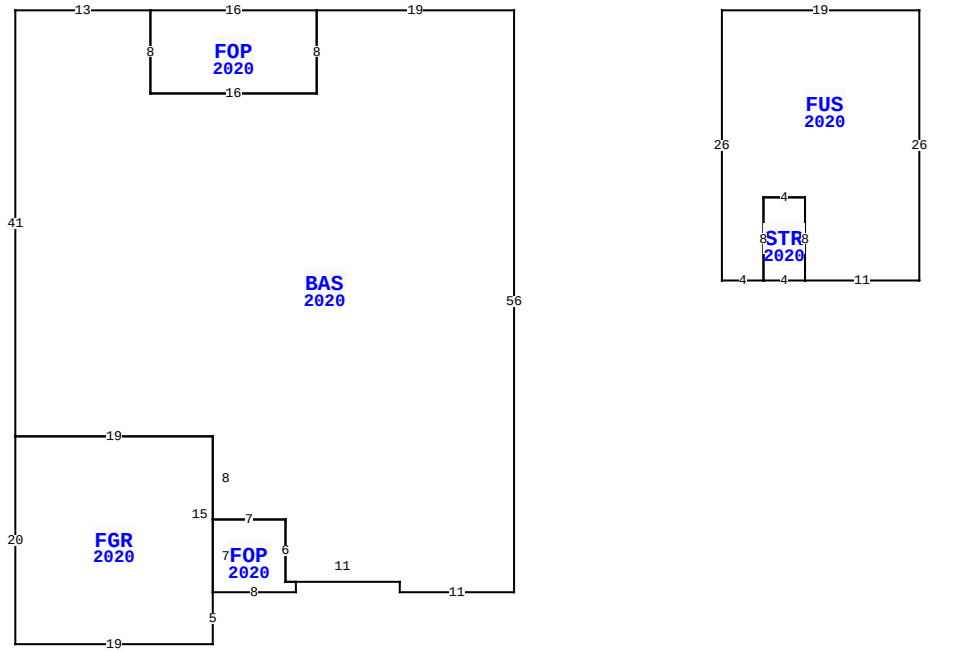
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2020	2,215	249,791
FGR	380	55	2020	209	23,569
FOP	50	30	2020	15	1,691
FOP	128	30	2020	38	4,286
FUS	462	100	2020	462	52,101
STR	32	10	2020	3	338
TOTALS	3,267			2,942	331,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,942	114.4920	114.49	336,830	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2677 HX Base Yr 2021



79090 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		331,778
TOTAL MARKET OB/XF VALUE		4,727
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		396,505
SOH/AGL Deduction		102,258
ASSESSED VALUE		294,247
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		243,525
TOTAL JUST VALUE		396,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008999	CO ISSUED	0	03/18/2020
19008999	NEW CONSTR	351,656	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2383/1414	8/05/2020	WD	Q	I	01	315,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MAYS JASON EDWARD &						
2317/0451	11/07/2019	WD	U	V	30	290,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W19 FOP=[YR=2020] W16 S8 E16 N8$ S8 W16 N8 W13 S41 FGR=[YR=2020] S20 E19 N5 FOP=[YR=2020] E8 N1 W1 N6 W7 S7$ N15 W19$ E19 S8 E7 S6 E11 S1 E11 N56$ PTR=E20 FUS=[YR=2020] E19 S26 W11 STR=[YR=2020] W4 N8 E4 S8$ N8 W4 S8 W4 N26$ 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	0810	CONCRETE A	0	100	0	0	742.00	SF	6.50	6.50	100	2020	2020	3	98	4,727	

LAND DESCRIPTION

TOTAL OB/XF 4,727

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