

LOT 81
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

HIGHSTONE COURTNEY L
79224 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2025

12-2N-26-1604-0081-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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	2,205	100	2020	2,205	234,264
FGR	380	55	2020	209	22,205
FOP	128	30	2020	38	4,038
FSP	128	40	2020	51	5,418
USP	128	30	2023	38	4,038
TOTALS	2,969			2,541	269,961

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	576.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,541	107.8560	107.86	274,072	2020	2020	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2021 Heated Area: 2205 HX Base Yr 2021											

79224 PLUMMERS CREEK DR, YULEE	BLD DATE	LGL DATE	04/04/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	269,961		
TOTAL MARKET OB/XF VALUE	4,763		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	334,724		
SOH/AGL Deduction	64,052		
ASSESSED VALUE	270,672		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	219,950		
TOTAL JUST VALUE	334,724		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	317,560		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010518	USP -128 SQFT	5,850	07/11/2022
19011510	CO ISSUED	0	07/09/2020
19011510	NEW CONSTR	323,322	11/04/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2778/70	10/15/2024	QC	U	I	11
GRANTOR: HIGHSTONE RORY & COUR					
GRANTEE: HIGHSTONE COURTNEY					
2628/0396	3/15/2023	QC	U	I	11
GRANTOR: HIGHSTONE RORY C & CO					
GRANTEE: HIGHSTONE RORY & CO					

BUILDING NOTES											
BAS=[YR=2020;ORIG=0,0] W13 S8 W16 N8 W19 S56 E10 E1 N1 E7 U3R3 N3 E8 N8 E19 N41 \$											
FGR=[YR=2020;ORIG=-19,59] S2 E19 N20 W19 S18 \$											
FSP=[YR=2020;ORIG=-13,0] W16 S8 E16 N8 \$											
USP=[YR=2023;ORIG=-29,0] E16 N8 W16 S8 \$											
FOP=[YR=2020;ORIG=-38,56] S3 E19 N10 W8 S3 D3L3 W7 S1 W1 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	