LOT 85
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

BROCKMEIER SCOTT LANTRY/STAPLETON LEAH JANE
79248 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1604-0085-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

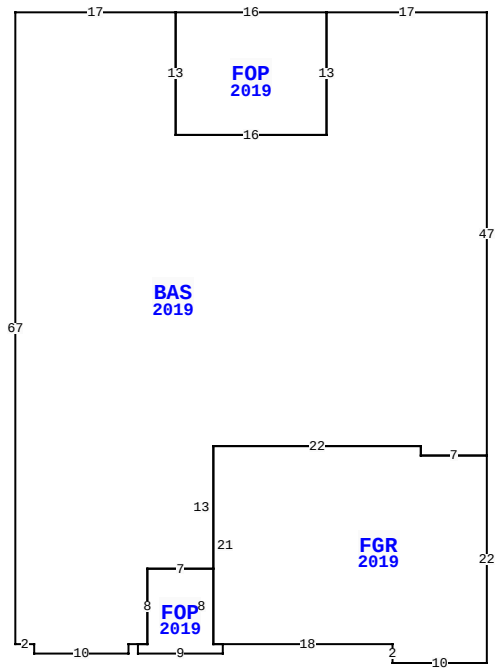
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,494	100	2019	2,494	283,433
FGR	622	55	2019	342	38,867
FOP	65	30	2019	20	2,273
FOP	208	30	2019	62	7,046
TOTALS	3,389			2,918	331,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,918	116.5647	116.56	340,122	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2494 HX Base Yr 2024



79248 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		331,619
TOTAL MARKET OB/XF VALUE		5,866
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		397,485
SOH/AGL Deduction		8,932
ASSESSED VALUE		388,553
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		337,831
TOTAL JUST VALUE		397,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002444	CO ISSUED	0	10/04/2019
19002444	NEW CONSTR	336,496	07/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2643/1763	5/26/2023	SW	Q	I	01	474,000
GRANTOR: NATIONAL RESIDENTIAL						
GRANTEE: BROCKMEIER SCOTT LA						
2643/1760	5/26/2023	WD	Q	I	01	474,000
GRANTOR: BROOKS HENRY MITCHELL						
GRANTEE: NATIONAL RESIDENTIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 FOP=[YR=2019] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E2 S1 E10 N1 E1 FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$.

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	1,163.00	SF	5.20	5.20	100	2019	2019	3	97	5,866	

LAND DESCRIPTION

TOTAL OB/XF 5,866

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 08/15/2019 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS