LOT 89
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

GROSETH JACOB & HOLLY
79272 PLUMMER CREEK DRIVE
YULEE, FL 32097

2025

12-2N-26-1604-0089-0000

BUILDING CHARACTERISTICS

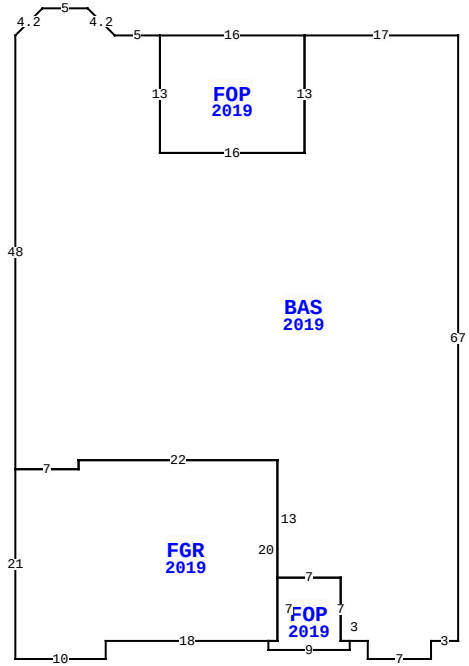
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	2,491	100	2019	2,491	278,295
FGR	593	55	2019	326	36,421
FOP	58	30	2019	17	1,899
FOP	208	30	2019	62	6,927
TOTALS	3,350			2,896	323,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,896	113.9985	114.00	330,144	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 0 Heated Area: 2491 HX Base Yr



79272 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	323,541
TOTAL MARKET OB/XF VALUE	5,402
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	388,943
SOH/AGL Deduction	0
ASSESSED VALUE	388,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	388,943
TOTAL JUST VALUE	388,943
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	369,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001633	CO ISSUED	0	02/20/2019
18007260	NEW CONSTR	339,515	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2257/0077	2/21/2019	WD	Q	I	02	350,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GROSETH JACOB & HOL						
2229/0735	10/05/2018	WD	Q	V	05	605,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 FOP=[YR=2019] W16 S13 E16 N13$ S13 W16 N13 W5 U3 L3 W5 D3 L3 S48 FGR=[YR=2019] S21 E10 N2 E18 FOP=[YR=2019] S1 E9 N1 W1 N7 W7 S7 W1$ E1 N20 W22 S1 W7$ E7 N1 E22 S13 E7 S7 E3 S2 E7 N2 E3 N67$.

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	0	0	0	1,071.00	SF	5.20	5.20	100	2019	2019	3	97	5,402	

LAND DESCRIPTION

TOTAL OB/XF 5,402

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 06/06/2019 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS