LOT 91
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

SCOTT JOHANN T & AMY R
79308 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1604-0091-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

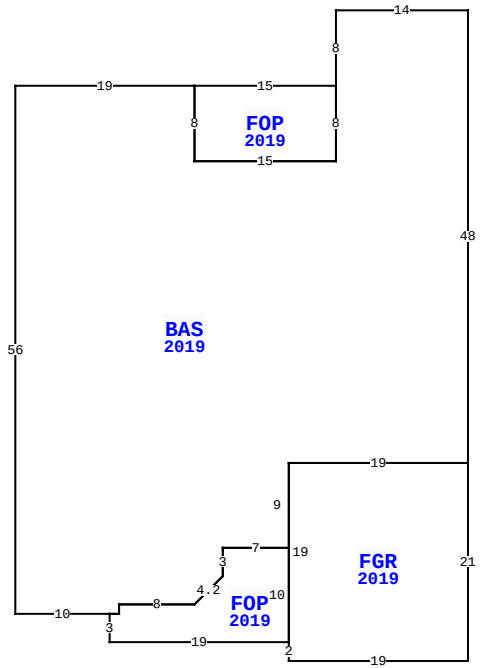
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	2,312	100	2019	2,312	272,894
FGR	399	55	2019	219	25,849
FOP	120	30	2019	36	4,249
FOP	122	30	2019	37	4,367
TOTALS	2,953			2,604	307,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,604	121.0608	121.06	315,240	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2312 HX Base Yr



79308 PLUMMERS CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		307,359
TOTAL MARKET OB/XF VALUE		46,823
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		414,182
SOH/AGL Deduction		6,606
ASSESSED VALUE		407,576
TOTAL EXEMPTION VALUE	13	407,576
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		414,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003148	ADDITION	11,229	03/16/2021
20008954	SWIM POOL	51,168	09/25/2020
19002684	CO ISSUED	0	08/05/2019
19002684	NEW CONSTR	309,255	03/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2302/0476	8/27/2019	WD	Q	I	02	289,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SCOTT JOHANN T & AM						
2265/0217	3/28/2019	WD	Q	V	05	182,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 S8 FOP=[YR=2019] W15 S8 E15 N8$ S8 W15 N8 W19 S56 E10 FOP=[YR=2019] S3 E19 FGR=[YR=2019] S2 E19 N21 W19 S19$ N10 W7 S3 D3 L3 W8 S1 W1$ E1 N1 E8 U3 R3 N3 E7 N9 E19 N48$.

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	790.00	SF	6.50	6.50	100	2019	2019	3	97	4,981	
2	0861	POOL GUNIT	0	100	0	0	278.00	SF	85.00	85.00	100	2021	2021	3	93	21,976	
3	0855	CONC PAVER	0	100	0	0	516.00	SF	10.00	10.00	100	2021	2021	3	99	5,108	
4	0911	SCRN RM A	0	100	0	0	937.00	SF	17.50	17.50	100	2021	2021	3	90	14,758	

LAND DESCRIPTION

TOTAL OB/XF 46,823

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 03/03/2022 BY HS Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS