LOT 92
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

FINLEY WILLIAM MARCUS & JENNIFER ANN
79314 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2025

12-2N-26-1604-0092-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 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

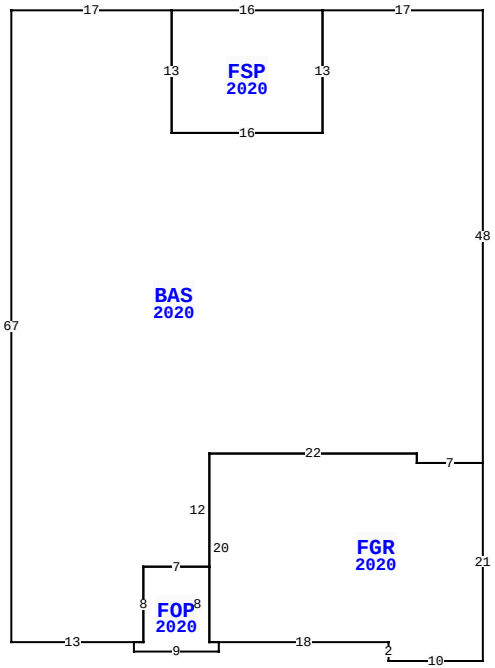
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2020	2,513	266,294
FGR	593	55	2020	326	34,545
FOP	65	30	2020	20	2,120
FSP	208	40	2020	83	8,795
TOTALS	3,379			2,942	311,752

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	107.5830	107.58	316,500	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2513 HX Base Yr 2021



79314 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		311,752
TOTAL MARKET OB/XF VALUE		5,243
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		376,995
SOH/AGL Deduction		73,019
ASSESSED VALUE		303,976
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		248,254
TOTAL JUST VALUE		376,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000842	CO ISSUED	0	01/29/2020
19009254	NEW CONSTR	341,450	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2343/1813	2/27/2020	WD	Q	I	01	320,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FINLEY WILLIAM MARC						
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] W17 FSP=[YR=2020] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E13 FOP=[YR=2020] S1 E9 N1 FGR=[YR=2020] E18 S2 E10 N21 W7 N1 W22 S20 E1$W1 N8 W7 S8 W1$ E1 N8 E7 N12 E22 S1 E7 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	823.00	SF	6.50	6.50	100	2020	2020	3	98	5,243	

LAND DESCRIPTION

TOTAL OB/XF 5,243

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