

LOT 94
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

SUTHERLAND BRANDY RENEE
79326 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2025

12-2N-26-1604-0094-0000



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		3 100
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	1,722	100	2019	1,722	204,026
FGR	440	55	2019	242	28,673
FOP	42	30	2019	13	1,541
FOP	112	30	2019	34	4,029
TOTALS	2,316			2,011	238,268

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	812.00	SF	6.50	6.50

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

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2020

Heated Area: 1722

HX Base Yr 2020

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/04/2025 MLU

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								238,268	
TOTAL MARKET OB/XF VALUE								5,120	
TOTAL LAND VALUE - MARKET								60,000	
TOTAL MARKET VALUE								303,388	
SOH/AGL Deduction								64,392	
ASSESSED VALUE								238,996	
TOTAL EXEMPTION VALUE								50,722	
BASE TAXABLE VALUE								188,274	
TOTAL JUST VALUE								303,388	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								287,699	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010099	CO ISSUED	0	09/25/2019
19001993	NEW CONSTR	232,493	02/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2320/1394	11/18/2019	WD	Q	I	01	250,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: SUTHERLAND BRANDY R							
2277/0539	5/24/2019	WD	Q	V	05	300,000	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W12 FOP=[YR=2019] W14 S8 E14 N8\$ S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S11 E20 N22 W20 S11\$ N6 W7 S6\$ N6 E7 N5 E20 N36\$.									