

LOT 95
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

GEIB TRSUT/GEIB CAROL JEAN TRUSTEE
79338 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1604-0095-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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	1,888	100	2019	1,888	220,475
FEP	224	80	2025	179	20,903
FGR	441	55	2019	243	28,377
FOP	48	30	2019	14	1,635
TOTALS	2,601			2,324	271,389

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	768.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,324	119.1582	119.16	276,928	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2021 Heated Area: 1888 HX Base Yr 2021											
79338 PLUMMERS CREEK DR, YULEE											

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

NASSAU COUNTY PROPERTY											
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VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						271,389					
TOTAL MARKET OB/XF VALUE						8,448					
TOTAL LAND VALUE - MARKET						60,000					
TOTAL MARKET VALUE						339,837					
SOH/AGL Deduction						61,762					
ASSESSED VALUE						278,075					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						227,353					
TOTAL JUST VALUE						339,837					
NCON VALUE						16,685					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						306,534					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011483	CLOSE IN EXISTING	29,500	10/11/2024
19008476	CO ISSUED	0	08/08/2019
19001038	NEW CONSTR	257,564	02/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2676/159	10/25/2023	TD U	I	11		100	
GRANTOR: GEIB CAROL JEAN							
GRANTEE: GEIB TRSUT							
2381/0200	7/30/2020	WD U	I	11		100	
GRANTOR: GEIB CAROL J & TIMOTH							
GRANTEE: GEIB CAROL JEAN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019;ORIG=0,0] W24 S14 W16 S43 E11 E8 N8 E21 N49 \$											
FGR=[YR=2019;ORIG=-21,63] S7 E21 N21 W21 S14 \$											
FEP=[YR=2025;ORIG=-24,0] W16 S14 E16 N14 \$											
FOP=[YR=2019;ORIG=-29,57] S6 E8 N6 W8 \$											