LOT 96
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

MCCARTY JACOB & ALLISON
79344 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1604-0096-0000

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	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

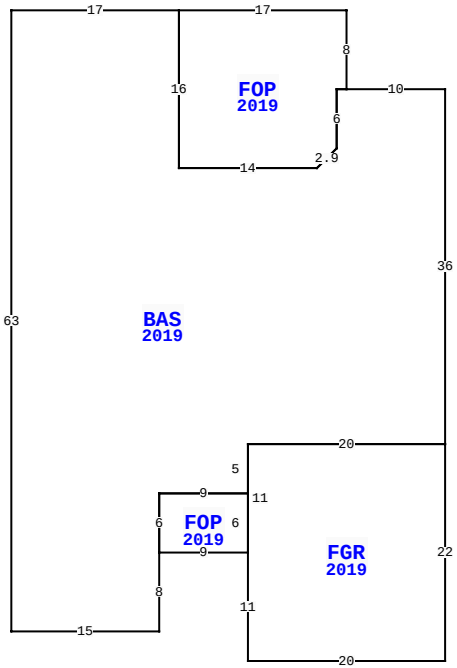
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,924	100	2019	1,924	227,205
FGR	440	55	2019	242	28,578
FOP	54	30	2019	16	1,889
FOP	262	30	2019	79	9,330
TOTALS	2,680			2,261	267,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,261	120.4959	120.50	272,450	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1924 HX Base Yr 2021



79344 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		267,001
TOTAL MARKET OB/XF VALUE		5,120
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		332,121
SOH/AGL Deduction		63,572
ASSESSED VALUE		268,549
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		217,827
TOTAL JUST VALUE		332,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004274	CO ISSUED	0	10/22/2019
19004274	NEW CONSTR	259,721	04/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2340/0170	2/14/2020	WD	Q	I	02	269,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MCCARTY JACOB & ALL						
2289/1689	7/12/2019	WD	Q	V	05	172,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W10 FOP=[YR=2019] N8 W17 S16 E14 U2 R2 N6 E1$ W1 S6 D2 L2 W14 N16 W17 S63 E15 N8 FOP=[YR=2019] E9 FGR=[YR=2019] S11 E20 N22 W20 S11$ N6 W9 S6$ N6 E9 N5 E20 N36$.

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	812.00	SF	6.50	6.50	100	2019	2019	3	97	5,120	

LAND DESCRIPTION

TOTAL OB/XF 5,120

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 09/27/2019 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS