

LOT 103
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

EDWARDS IRVING P JR & CORA S L/E/
79386 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1604-0103-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
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	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	2,565	100	2019	2,565	295,083
FGR	593	55	2019	326	37,504
FOP	65	30	2019	20	2,301
FOP	208	30	2019	62	7,133
TOTALS	3,431			2,973	342,021

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0			

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,973	117.4530	117.45	349,179	2019	2019	0	0	2.05	97.95
1 SINGLE FAM - 100% - 2022 Heated Area: 2565 HX Base Yr 2022											
79386 PLUMMERS CREEK DR, YULEE											

TOTAL OB/XF 5,094											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0					

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

UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		342,021	
TOTAL MARKET OB/XF VALUE		5,094	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		407,115	
SOH/AGL Deduction		65,477	
ASSESSED VALUE		341,638	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		290,916	
TOTAL JUST VALUE		407,115	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		386,732	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005874	CO ISSUED	0	10/16/2019
19005874	NEW CONSTR	349,069	06/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2707/709	4/17/2024	LE	U	I	11	100	
GRANTOR: EDWARDS IRVING PAUL J							
GRANTEE: EDWARDS IRVING PAUL							
2707/707	4/17/2024	QC	U	I	11	100	
GRANTOR: EDWARDS IRVING P JR &							
GRANTEE: EDWARDS IRVING P JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W17 FOP=[YR=2019] W16 S13 E16 N13\$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E2 S1 E10 N1 E1 FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] E18 S2 E10 N21 W7 N1 W22 S20 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N12 E22 S1 E7 N48\$.									