LOT 104
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

LOVE SCOTT E & SCHERRY
79392 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1604-0104-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

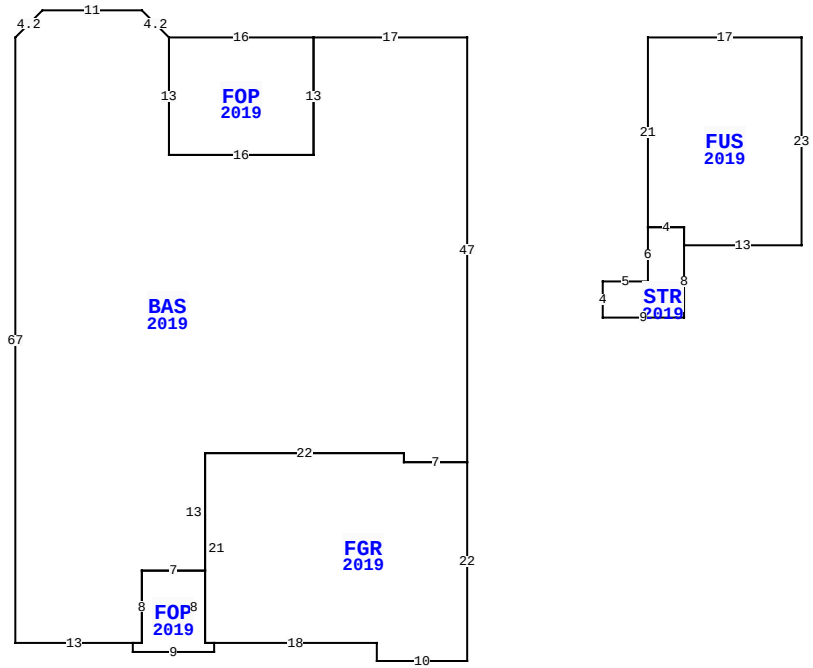
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,526	100	2019	2,526	267,822
FGR	622	55	2019	342	36,261
FOP	65	30	2019	20	2,121
FOP	208	30	2019	62	6,574
FUS	383	100	2019	383	40,608
STR	60	10	2019	6	636
TOTALS	3,864			3,339	354,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,339	108.1920	108.19	361,246	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2909 HX Base Yr 2020



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

79392 PLUMMERS CREEK DR, YULEE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		354,021
TOTAL MARKET OB/XF VALUE		5,241
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		419,262
SOH/AGL Deduction		92,411
ASSESSED VALUE		326,851
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		276,129
TOTAL JUST VALUE		419,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001794	CO ISSUED	0	09/26/2019
19001036	NEW CONSTR	387,332	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2313/1978	10/10/2019	WD	Q	I	01	372,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LOVE SCOTT E & SCHE						
2277/0539	5/24/2019	WD	Q	V	05	300,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 FOP=[YR=2019] W16 S13 E16 N13$ S13 W16 N13 U3 L3 W11 D3 L3 S67E13 FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$ PTR=E20 FUS=[YR=2019] E17 S23 W13 STR=[YR=2019] S8 W9 N4 E5 N6 E4 S2$ N2 W4 N21$ W20$.

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	0811	CONCRETE B	0	100	0	0	1,039.00	SF	5.20	5.20	100	2019	2019	3	97	5,241	

LAND DESCRIPTION

TOTAL OB/XF 5,241

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