LOT 106
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

POWELL BELINDA
79404 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2025

12-2N-26-1604-0106-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

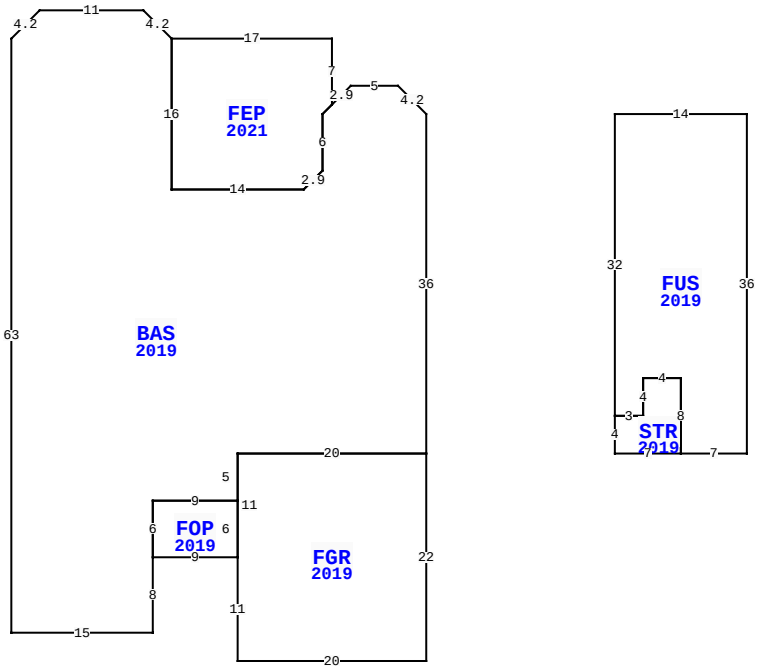
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,990	100	2019	1,990	226,164
FEP	262	80	2021	210	23,867
FGR	440	55	2019	242	27,504
FOP	54	30	2019	16	1,819
FUS	460	100	2019	460	52,279
STR	44	10	2019	4	455
TOTALS	3,250			2,922	332,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,922	115.9725	115.97	338,864	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2450 HX Base Yr



79404 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		332,087
TOTAL MARKET OB/XF VALUE		13,018
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		405,105
SOH/AGL Deduction		81,065
ASSESSED VALUE		324,040
TOTAL EXEMPTION VALUE	13	324,040
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		405,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012030	ADDITION	24,386	09/09/2021
19009297	CO ISSUED	0	08/29/2019
19002710	NEW CONSTR	328,823	04/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2304/1702	9/10/2019	WD	Q	I	01	347,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: POWELL BELINDA						
2275/0937	5/15/2019	WD	Q	V	05	713,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W5 D2 L2 FEP=[YR=2021] N7 W17 S16 E14 U2 R2 N6 U1 R1 $ D1 L1 S6 D2 L2 W14 N16 U3 L3 W11 D3 L3 S63 E15 N8 FOP=[YR=2019] E9 FGR=[YR=2019] S11 E20 N22 W20 S11$ N6 W9 S6$ N6 E9 N5 E20 N36$ PTR=E20 FUS=[YR=2019] E14 S36 W7 STR=[YR=2019] W7 N4 E3 N4 E4 S8$ N8 W4 S4 W3 N32$ 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	0810	CONCRETE A	0	100	0	0	801.00	SF	6.50	6.50	100	2019	2019	3	97	5,050	
2	0476	VF 6 SBPL	0	100	0	0	250.00	LF	32.00	32.00	100	2021	2021	3	96	7,680	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 13,018

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 01/18/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS