LOT 107
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

JETHRO JAY & FRANCES
79410 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2025

12-2N-26-1604-0107-0000

BUILDING CHARACTERISTICS

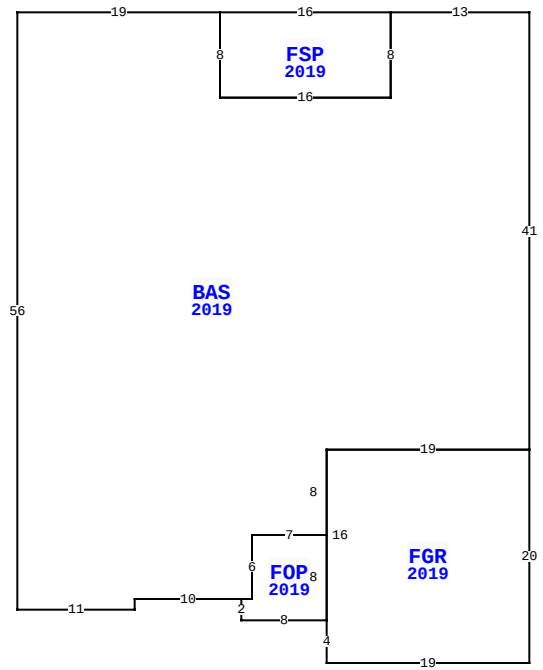
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,215	100	2019	2,215	249,912
FGR	380	55	2019	209	23,580
FOP	58	30	2019	17	1,918
FSP	128	40	2019	51	5,754
TOTALS	2,781			2,492	281,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,492	115.7184	115.72	288,374	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2215 HX Base Yr 2022



79410 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		281,165
TOTAL MARKET OB/XF VALUE		12,072
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		353,237
SOH/AGL Deduction		117,377
ASSESSED VALUE		235,860
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,138
TOTAL JUST VALUE		353,237
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007120	CO ISSUED	0	07/03/2019
1900552	NEW CONSTR	289,876	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2480/1559	7/16/2021	WD	Q	I	01	370,000
GRANTOR: PERRY JAY N & CANDICE						
GRANTEE: JETHRO JAY & FRANCE						
2291/1690	7/11/2019	WD	Q	I	01	301,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PERRY JAY N & CANDI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 FSP=[YR=2019] W16 S8 E16 N8$ S8 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2019] S2 E8 FGR=[YR=2019] S4 E19 N20 W19 S16$ N8 W7 S6 W1$ E1 N6 E7 N8 E19 N41$.

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	791.00	SF	6.50	6.50	100	2019	2019	3	97	4,987	
2	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2019	2019	3	94	4,332	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	
4	0462	ST/AL FNC	0	100	0	0	284.00	SF	10.00	10.00	100	2019	2019	3	87	2,471	

LAND DESCRIPTION

TOTAL OB/XF 12,072

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 07/23/2019 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS