LOT 2
IN OR 2119/1778
PLUMMER CREEK #1 PB 8/28

SANCHEZ SUSAN & CARLOS
79939 PLUMMERS CREEK DRIVE
YULEE, FL 32097

**2026**

**12-2N-26-1601-0002-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| 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 | 05 | Quality Level 05 |

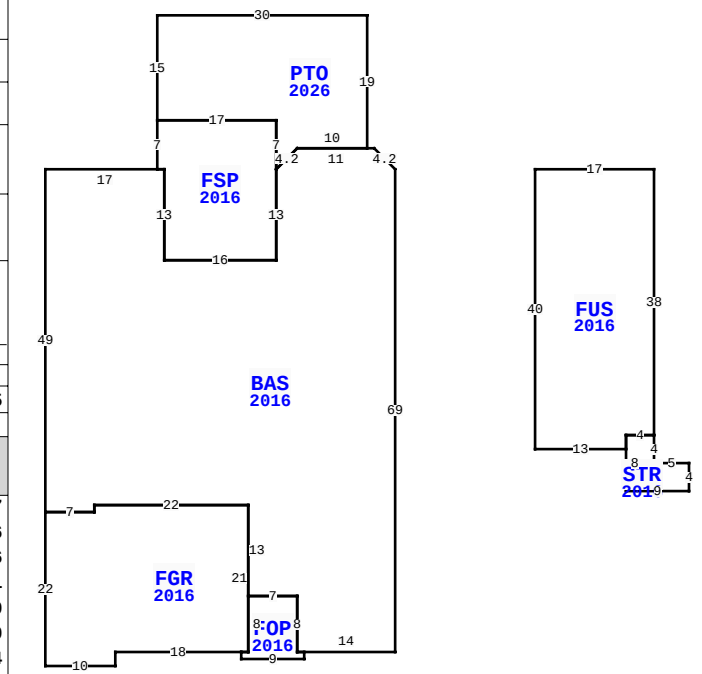
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5013.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,626 | 100 | 2016 | 2,626 | 306,717 |
| FGR | 622 | 55 | 2016 | 342 | 39,946 |
| FOP | 65 | 30 | 2016 | 20 | 2,336 |
| FSP | 327 | 40 | 2016 | 131 | 15,301 |
| FUS | 672 | 100 | 2016 | 672 | 78,490 |
| PTO | 507 | 5 | 2026 | 25 | 2,920 |
| STR | 52 | 10 | 2016 | 5 | 584 |
| TOTALS | 4,871 | | | 3,821 | 446,292 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,821 | 115.9290 | 121.73 | 465,130 | 2016 | 2016 | 0 | 0 | 0 | 4.05 | 95.95 |

1 SINGLE FAM 100% - 2023 Heated Area: 3298 HX Base Yr 2023




79939 PLUMMERS CREEK DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/09/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 446,292 |
| TOTAL MARKET OB/XF VALUE | | 50,000 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 561,292 |
| SOH/AGL Deduction | | 142,038 |
| ASSESSED VALUE | | 419,254 |
| TOTAL EXEMPTION VALUE | VX HX HB DX | 61,411 |
| BASE TAXABLE VALUE | | 357,843 |
| TOTAL JUST VALUE | | 561,292 |
| NCON VALUE | | 53,855 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 469,022 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 250005850 | 861-595 855-437 | 79,160 | 05/30/2025 |
| B1531345 | CO ISSUED | 0 | 03/29/2016 |
| B1531345 | NEW CONSTR | 399,724 | 10/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2119/1778 | 5/05/2017 | WD | Q | I | 01 | 331,600 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: SANCHEZ SUSAN & CAR | | | | | | |
| 1860/0151 | 5/31/2013 | SW | Q | V | 05 | 94,500 |
| GRANTOR: BWC LAND PLUMMER LLC | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] U3L3 W11 D3L3 S13 W16 N13 W17 S49 E7 N1 E22 S13 E7 S8 E14 N69 $
FUS=[YR=2016;ORIG=20,0] E17 S38 W4 S2 W13 N40 $
FGR=[YR=2016;ORIG=-50,49] S22 E10 N2 E18 E1 N21 W22 S1 W7 $
PTO=[YR=2026;ORIG=-34,-7] N15 E30 S19 W10 D3L3 N7 W17 $
FSP=[YR=2016;ORIG=-17,0] N7 W17 S7 E1 S13 E16 N13 $
FOP=[YR=2016;ORIG=-22,69] S1 E9 N1 W1 N8 W7 S8 W1 $
STR=[YR=2016;ORIG=37,38] S4 E5 S4 W9 N8 E4 $
PTR=[ORIG=0,0] E20 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2026 | 2025 | 04 | 100 | 50,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 50,000

| 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 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS