LOT 7
IN OR 1891/1187
PLUMMER CREEK #1 PB 8/28

NUNEZ LINDA D
79909 PLUMMER CREEK DR
YULEE, FL 32097

2026

12-2N-26-1601-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

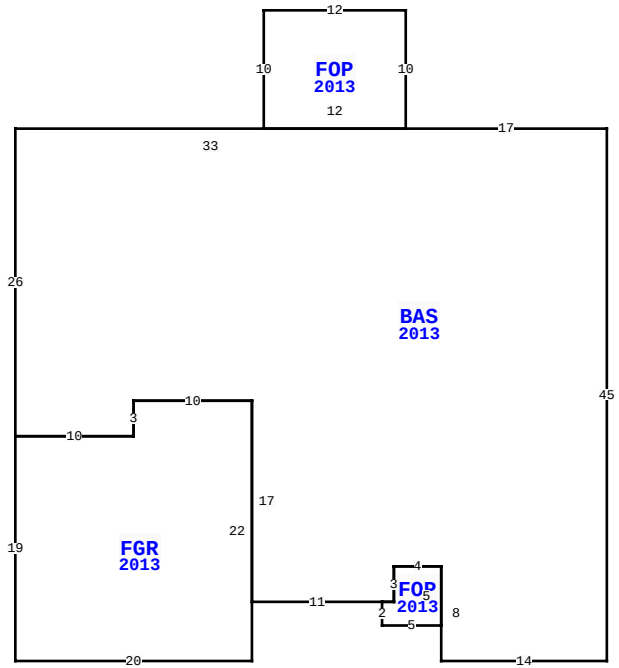
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100	2013	1,748	217,831
FGR	410	55	2013	226	28,164
FOP	22	30	2013	7	872
FOP	120	30	2013	36	4,486
TOTALS	2,300			2,017	251,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,017	125.5870	131.87	265,982	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2014 Heated Area: 1748 HX Base Yr 2014



79909 PLUMMERS CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 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		251,353
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		316,353
SOH/AGL Deduction		108,008
ASSESSED VALUE		208,345
TOTAL EXEMPTION VALUE	HX HB WX 13	208,345
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		316,353
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327540	CO ISSUED	0	11/21/2013
B1327540	NEW CONSTR	206,847	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1891/1187	11/22/2013	WD	Q	I	02	179,100
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: NUNEZ LINDA D						
1860/0149	5/31/2013	SW	U	V	30	95,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W17 FOP=[YR=2013] N10 W12 S10 E12$ W33 S26
FGR=[YR=2013] S19 E20 N22 W10 S3 W10$ E10 N3 E10 S17 E11
FOP=[YR=2013] S2 E5 N5 W4 S3 W1$ E1 N3 E4 S8 E14 N45$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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