LOT 12
PLUMMER CREEK #1 PB 8/28

RIVERS REGINALD M & TONIA E
79863 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1601-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

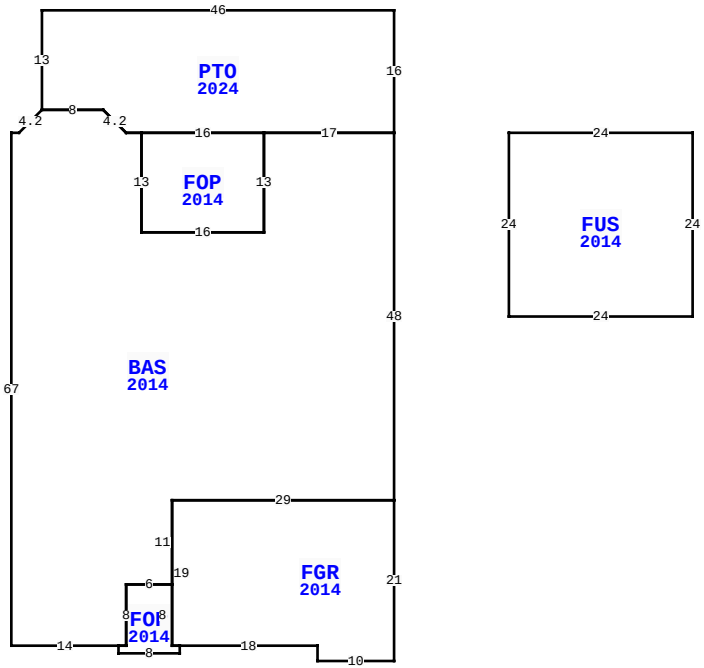
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	2,576	100	2014	2,576	292,265
FGR	571	55	2014	314	35,626
FOP	56	30	2014	17	1,929
FOP	208	30	2014	62	7,035
FUS	576	100	2014	576	65,351
PTO	708	5	2024	35	3,971
TOTALS	4,695			3,580	406,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,580	114.3450	120.06	429,815	2014	2014	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2019 Heated Area: 3152 HX Base Yr



79863 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		406,175
TOTAL MARKET OB/XF VALUE		12,321
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		483,496
SOH/AGL Deduction		26,732
ASSESSED VALUE		456,764
TOTAL EXEMPTION VALUE	13	456,764
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		483,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2308533	SCREEN ENCLSR	26,891	07/05/2023
B1428486	CO ISSUED	0	07/25/2014
B1428486	NEW CONSTR	352,481	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2190/0841	4/12/2018	WD	Q	I	01	325,000
GRANTOR: BENNETT BENJAMIN H &						
GRANTEE: RIVERS REGINALD M &						
2036/0973	3/28/2016	WD	Q	I	01	291,600
GRANTOR: *CONFIDENTIAL*						
GRANTEE: BENNETT BENJAMIN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W17 S13 W16 N13 W2 U3L3 W8 D3L3 W1 S67 E14 E1 N8 E6 N11 E29 N48 $
PTO=[YR=2024;ORIG=0,-16] S16 W17 W16 W2 U3L3 W8 N13 E46 $
FUS=[YR=2014;ORIG=15,0] E24 S24 W24 N24 $
FGR=[YR=2014;ORIG=-28,67] E18 S2 E10 N21 W29 S19 E1 $
FOP=[YR=2014;ORIG=-17,0] W16 S13 E16 N13 $
FOP=[YR=2014;ORIG=-36,67] S1 E8 N1 W1 N8 W6 S8 W1 $
PTR=[ORIG=0,0] E15 W15 $
.

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
3	0911	SCRN RM A	0	100	46	16	736.00	SF	18.00	18.00	100	2024	2023	03	93	12,321	

LAND DESCRIPTION

TOTAL OB/XF 12,321

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 12/11/2023 BY KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS