LOT 14
IN OR 1916/740
PLUMMER CREEK #1 PB 8/28

HOCKADAY ELLIOTT & SYLVIA
79851 PLUMMERS CREEK
YULEE, FL 32097

2026

12-2N-26-1601-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

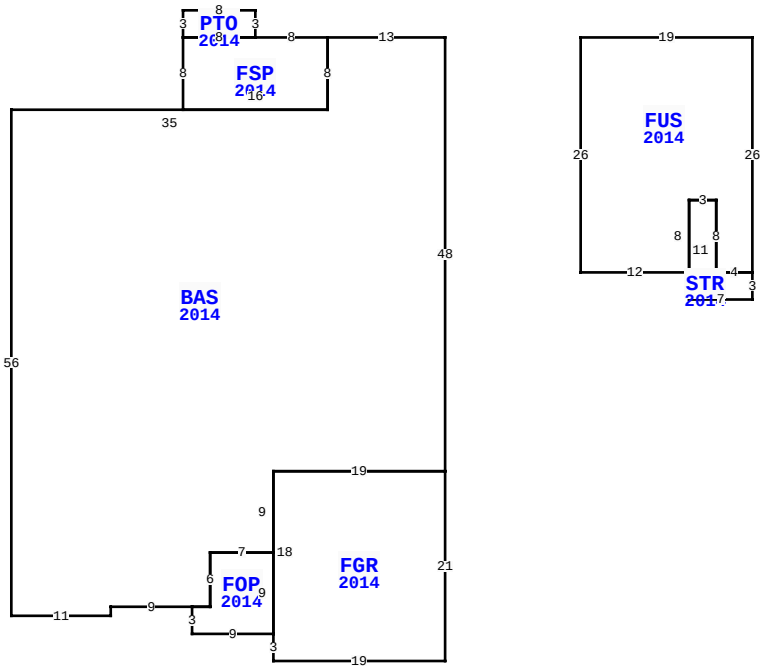
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	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	2,428	100	2014	2,428	283,089
FGR	399	55	2014	219	25,534
FOP	69	30	2014	21	2,448
FSP	128	40	2014	51	5,946
FUS	470	100	2014	470	54,799
PTO	24	5	2014	1	117
STR	45	10	2014	4	466
TOTALS	3,563			3,194	372,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,194	116.8860	122.73	392,000	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2015 Heated Area: 2898 HX Base Yr 2015



79851 PLUMMERS CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		372,400
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		437,400
SOH/AGL Deduction		187,221
ASSESSED VALUE		250,179
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		198,768
TOTAL JUST VALUE		437,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632183	XFOB	3,570	04/01/2016
B1328137	NEW CONSTR	318,348	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1916/0740	4/22/2014	WD	Q	I	01	217,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HOCKADAY ELLIOTT &						
1848/1711	3/28/2013	WD	Q	I	05	115,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W13 FSP=[YR=2014] W8 PTO=[YR=2014] N3 W8 S3 E8$ W8 S8 E16 N8$ S8 W35 S56 E11 N1 E9 FOP=[YR=2014] S3 E9 FGR=[YR=2014] S3 E19 N21 W19 S18$ N9 W7 S6 W2$ E2 N6 E7 N9 E19 N48$ PTR=E15 FUS=[YR=2014] E19 S26 STR=[YR=2014] S3 W7 N11 E3 S8 E4$ W4 N8 W3 S8 W12 N26$ W15$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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