LOT 16
PLUMMER CREEK #1 PB 8/28

GRAY ERIC & MELISSA
85779 BLACK TERN DR
YULEE, FL 32097

2026

12-2N-26-1601-0016-0000

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 60
Interior Floo	14	CARPET 40
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

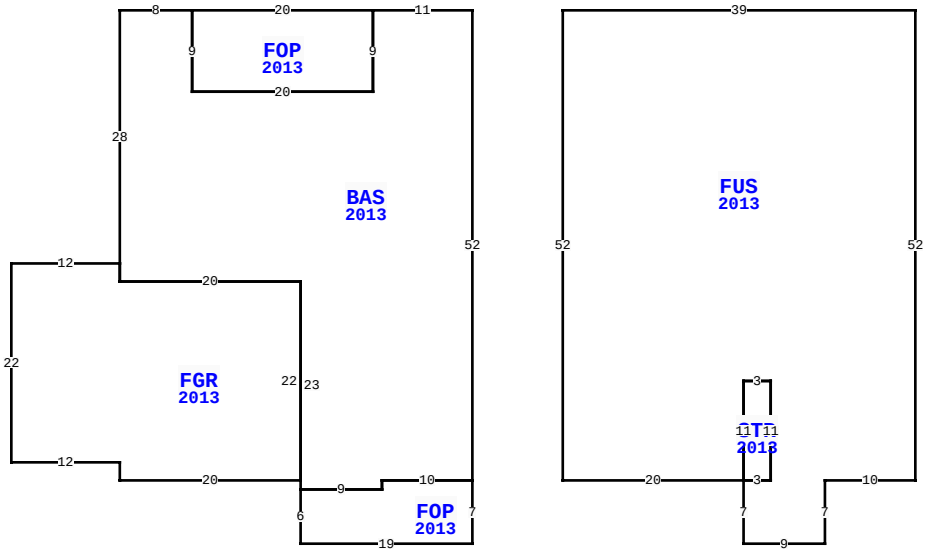
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	2013	1,417	158,411
FGR	704	55	2013	387	43,264
FOP	124	30	2013	37	4,136
FOP	180	30	2013	54	6,037
FUS	2,058	100	2013	2,058	230,071
STR	33	10	2013	3	335
TOTALS	4,516			3,956	442,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,956	112.6620	118.30	467,995	2013	2013	0	0	0	5.50	94.50

1 SINGLE FAM 0% - 2026 Heated Area: 3475 HX Base Yr



79839 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	442,255
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	507,255
SOH/AGL Deduction	0
ASSESSED VALUE	507,255
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	507,255
TOTAL JUST VALUE	507,255
NCON VALUE	51,659
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	469,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226723	CO ISSUED	0	05/21/2013
P16333	NEW CONSTR	0	01/01/2013
B1226723	NEW CONSTR	406,481	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2798/1809	6/25/2025	WD	Q	I	01	555,000
GRANTOR: FIFE JENNIFER L						
GRANTEE: GRAY ERIC & MELISSA						
2172/0321	1/09/2018	LE	U	I	11	100
GRANTOR: GOLD SHERRY						
GRANTEE: GOLD SHERRY L/E						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2013;ORIG=10,0] E39 S52 W10 S7 W9 N7 E3 N11 W3 S11 W20 N52 $
BAS=[YR=2013;ORIG=0,0] W11 S9 W20 N9 W8 S28 S2 E20 S23 E9 N1 E10 N52 $
FGR=[YR=2013;ORIG=-39,28] W12 S22 E12 S2 E20 N22 W20 N2 $
FOP=[YR=2013;ORIG=-11,0] W20 S9 E20 N9 $
FOP=[YR=2013;ORIG=-19,53] S6 E19 N7 W10 S1 W9 $
STR=[YR=2013;ORIG=30,52] E3 N11 W3 S11 $
PTR=[ORIG=0,0] E10 W10 $
.

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	0	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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS