LOT 27
PLUMMER CREEK #1 PB 8/28

BORR JASON LEE & MELISSA
79733 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1601-0027-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

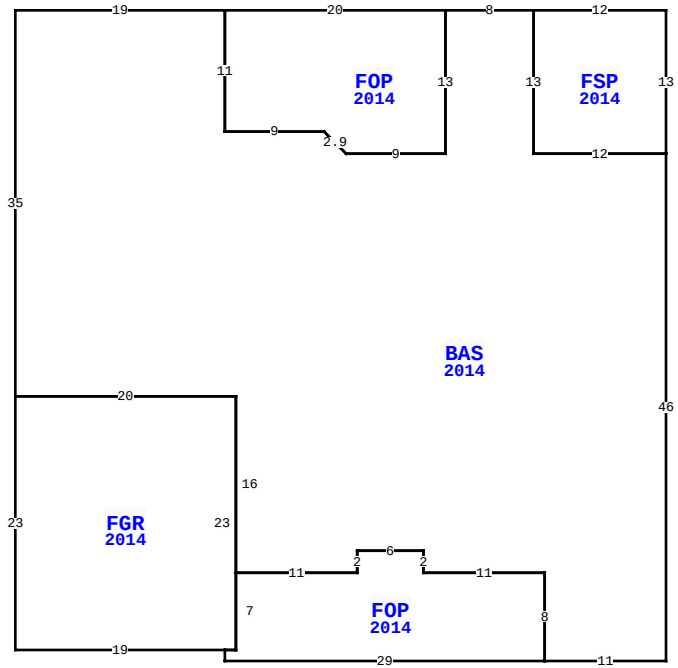
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,369	100	2014	2,369	289,218
FGR	460	55	2014	253	30,887
FOP	237	30	2014	71	8,668
FOP	240	30	2014	72	8,790
FSP	156	40	2014	62	7,570
TOTALS	3,462			2,827	345,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,827	122.3904	128.51	363,298	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2025 Heated Area: 2369 HX Base Yr



79733 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		345,133
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		410,133
SOH/AGL Deduction		18,783
ASSESSED VALUE		391,350
TOTAL EXEMPTION VALUE	13	391,350
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		410,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428516	CO ISSUED	0	08/01/2014
B1428514	NEW CONSTR	247,956	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2740/294	8/21/2024	WD	Q	I	01	449,500
GRANTOR: DILORETO JASON CHRIST						
GRANTEE: BORR JASON LEE & ME						
2604/1330	11/23/2022	WD	Q	I	01	439,900
GRANTOR: OP SPE TPA1 LLC						
GRANTEE: DILORETO JASON C &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2014] W12 BAS=[YR=2014] W8 FOP=[YR=2014] W20 S11 E9 D2 R2 E9 N13$ S13 W9 U2 L2 W9 N11 W19 S35 FGR=[YR=2014] S23 E19 FOP=[YR=2014] S1 E29 N8 W11 N2 W6 S2 W11 S7 W1$ E1 N23 W20$ E20 S16 E11 N2 E6 S2 E11 S8 E11 N46 W12 N13$ S13 E12 N13$.

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