LOT 29
PLUMMER CREEK #1 PB 8/28

GAEHRING JOHN F & SAMANTHA M
1 JONQUIL TRAIL
OSWEGO, NY 13126

2026

12-2N-26-1601-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

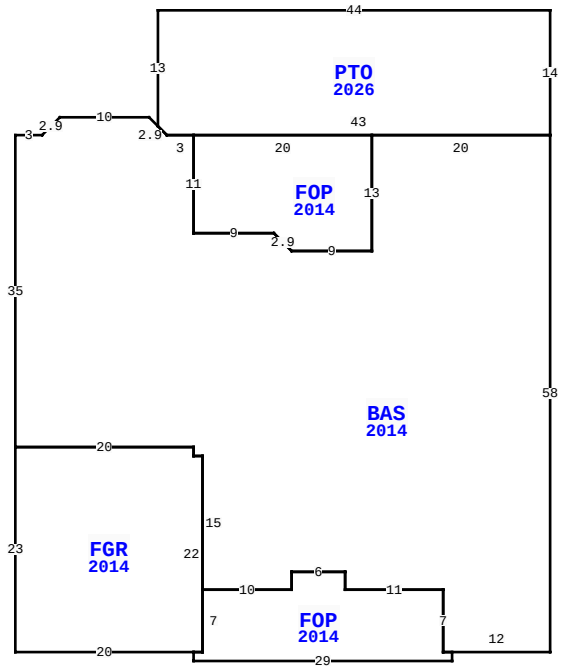
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,581	100	2014	2,581	302,742
FGR	482	55	2014	265	31,084
FOP	230	30	2014	69	8,093
FOP	240	30	2014	72	8,446
PTO	616	5	2026	31	3,637
TOTALS	4,149			3,018	354,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,018	117.5944	123.47	372,632	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM 0% - 2026 Heated Area: 2581 HX Base Yr



79717 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	354,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	419,000
SOH/AGL Deduction	0
ASSESSED VALUE	419,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	419,000
TOTAL JUST VALUE	419,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	388,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428257	CO ISSUED	0	06/24/2014
B1428257	NEW CONSTR	309,305	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2501/0696	9/10/2021	WD	Q	I	01	410,000
GRANTOR: NAGPAL AMIL & VINITA						
GRANTEE: GAEHRING JOHN F & S						
1930/0280	7/24/2014	WD	Q	I	01	222,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: NAGPAL AMIL & VINIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W20 S13 W9 U2L2 W9 N11 W3 U2L2 W10 D2L2 W3 S35 E20 S1 E1 S15 E10 N2 E6 S2 E11 S7 E12 N58 $
FGR=[YR=2014;ORIG=-60,35] S23 E20 E1 N22 W1 N1 W20 $
FOP=[YR=2014;ORIG=-20,0] W20 S11 E9 D2R2 E9 N13 $
FOP=[YR=2014;ORIG=-40,58] S1 E29 N1 W1 N7 W11 N2 W6 S2 W10 S7 W1 $
PTO=[YR=2026;ORIG=0,0] N14 W44 S13 D1R1 E43 $
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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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS