LOT 35
PLUMMER CREEK #1 PB 8/28

SMITH ALBERT & VIRGINIA LUANNE
79635 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1601-0035-0000

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		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

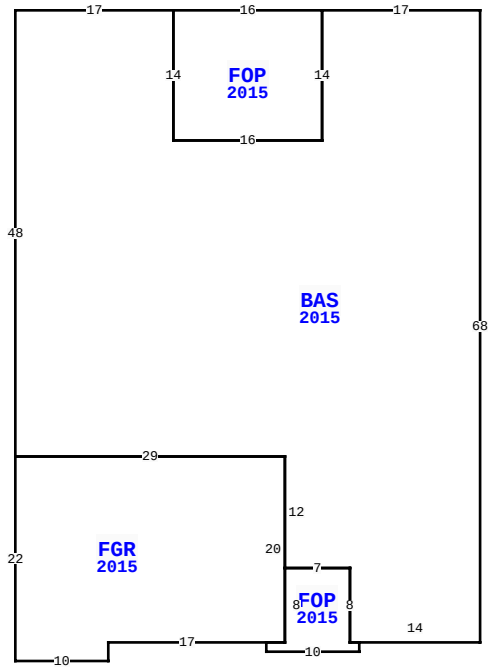
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,540	100	2015	2,540	307,603
FGR	600	55	2015	330	39,964
FOP	66	30	2015	20	2,422
FOP	224	30	2015	67	8,114
TOTALS	3,430			2,957	358,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,957	120.7712	126.81	374,977	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2024 Heated Area: 2540 HX Base Yr



79635 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		358,103
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		423,103
SOH/AGL Deduction		29,226
ASSESSED VALUE		393,877
TOTAL EXEMPTION VALUE	13	393,877
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		423,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529982	CO ISSUED	0	05/13/2015
B1529982	NEW CONSTR	309,247	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2679/1240	11/15/2023	WD	Q	I	01	487,000
GRANTOR: PARKER HARRY L & KRIS						
GRANTEE: SMITH ALBERT & VIRG						
2214/1658	7/30/2018	WD	Q	I	01	293,000
GRANTOR: PERNA KATIE M & MICHA						
GRANTEE: PARKER HARRY L & KR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 FOP=[YR=2015] W16 S14 E16 N14$ S14 W16 N14 W17 S48 FGR=[YR=2015] S22 E10 N2 E17 FOP=[YR=2015] S1 E10 N1 W1 N8 W7 S8 W2$ E2 N20 W29$ E29 S12 E7 S8 E14 N68$.

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