LOT 36
IN OR 1984/356
PLUMMER CREEK #1 PB 8/28

NODINE CARL H & SHERRY L
79627 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1601-0036-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

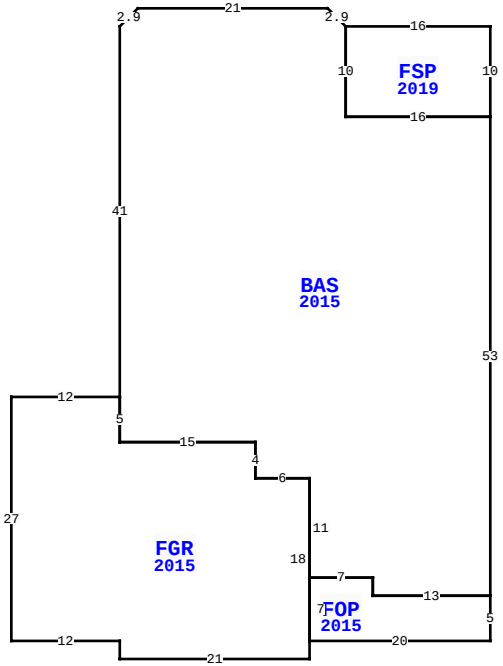
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,122	100	2015	2,122	260,873
FGR	804	55	2015	442	54,339
FOP	114	30	2015	34	4,180
FSP	160	40	2019	64	7,868
TOTALS	3,200			2,662	327,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,662	122.6016	128.73	342,679	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2016 Heated Area: 2122 HX Base Yr 2016



79627 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		327,258
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		392,258
SOH/AGL Deduction		210,402
ASSESSED VALUE		181,856
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		130,445
TOTAL JUST VALUE		392,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429727	CO ISSUED	0	05/08/2015
B1429727	NEW CONSTR	271,482	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1984/0356	5/08/2015	WD	Q	I	01	206,900
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: NODINE CARL H & SHE						
1943/1572	10/23/2014	SW	U	V	30	113,400
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W16 BAS=[YR=2015] U2 L2 W21 D2 L2 S41
FGR=[YR=2015] W12 S27 E12 S2 E21 N2 FOP=[YR=2015] E20 N5 W13 N2 W7 S7$ N18 W6 N4 W15 N5$ S5 E15 S4 E6 S11 E7 S2 E13 N53 W16 N10$ S10 E16 N10$.

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