LOT 37
IN OR 2520/1125
PLUMMER CREEK #1 PB 8/28

HIGGINBOTHAM GREGORY/KASSIS JENA A
79623 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1601-0037-0000

BUILDING CHARACTERISTICS

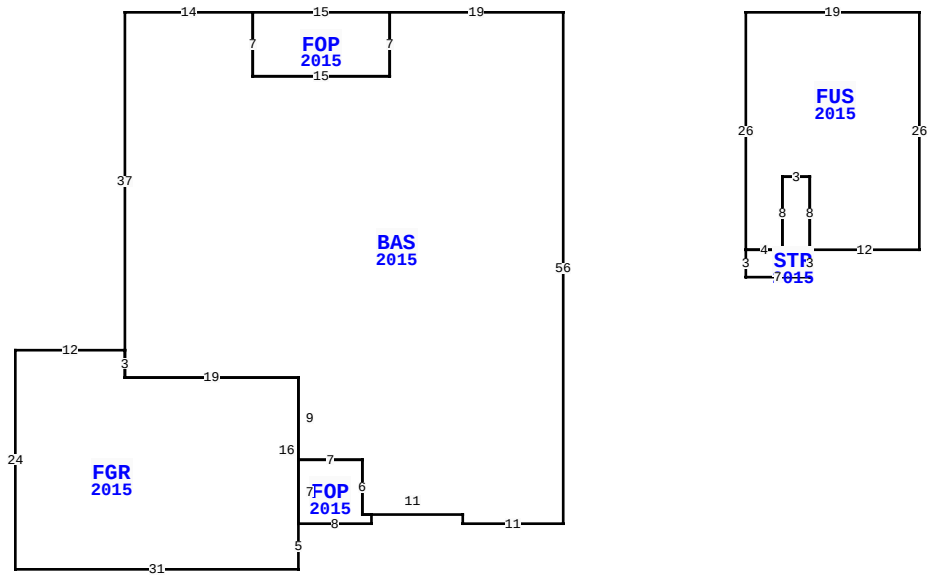
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
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	2,219	100	2015	2,219	270,071
FGR	687	55	2015	378	46,006
FOP	50	30	2015	15	1,826
FOP	105	30	2015	32	3,894
FUS	470	100	2015	470	57,203
STR	45	10	2015	4	487
TOTALS	3,576			3,118	379,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,118	121.4400	127.51	397,576	2015	2015	0	0	0	4.55	95.45

1 SINGLE FAM 100% - 2016 Heated Area: 2689 HX Base Yr 2016



79623 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		379,486
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		444,486
SOH/AGL Deduction		184,564
ASSESSED VALUE		259,922
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		208,511
TOTAL JUST VALUE		444,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2520/1125	11/17/2021	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM GREGORY						
GRANTEE: HIGGINBOTHAM GREGOR						
1965/1238	2/26/2015	WD	Q	I	01	252,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HIGGINBOTHAM GREGOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W19 FOP=[YR=2015] W15 S7 E15 N7$ S7 W15 N7 W14 S37 FGR=[YR=2015] W12 S24 E31 N5 FOP=[YR=2015] E8 N1 W1 N6 W7 S7$ N16 W19 N3$ S3 E19 S9 E7 S6 E11 S1 E11 N56$ PTR= E20 FUS=[YR=2015] E19 S26 W12 STR=[YR=2015] S3 W7 N3 E4 N8 E3 S8$ N8 W3 S8 W4 N26$ W20$.

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