LOT 40
PLUMMER CREEK #1 PB 8/28

SMITH ALICE
79603 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1601-0040-0000

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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

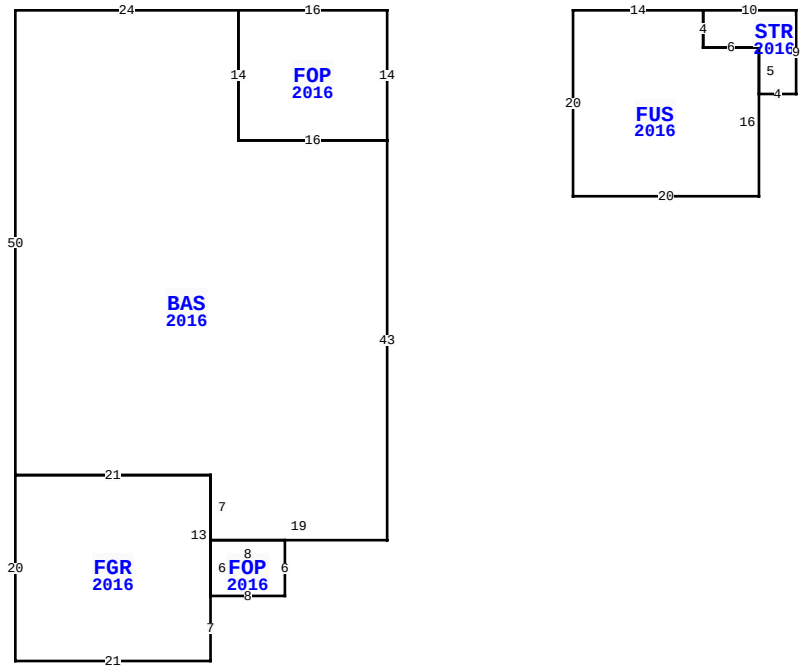
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2016	1,909	238,152
FGR	420	55	2016	231	28,817
FOP	48	30	2016	14	1,746
FOP	224	30	2016	67	8,359
FUS	376	100	2016	376	46,907
STR	60	10	2016	6	749
TOTALS	3,037			2,603	324,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,603	123.7632	129.95	338,260	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2026 Heated Area: 2285 HX Base Yr 2026



79603 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		324,730
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		389,730
SOH/AGL Deduction		0
ASSESSED VALUE		389,730
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		333,319
TOTAL JUST VALUE		389,730
NCON VALUE		28,252
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631773	CO ISSUED	0	04/28/2016
B1631773	NEW CONSTR	283,229	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2776/1505	3/24/2025	WD	Q	I	01	455,000
GRANTOR: NAIN ARLEIGH EDWARD I						
GRANTEE: SMITH ALICE						
2387/1688	8/26/2020	WD	Q	I	01	319,000
GRANTOR: MOORE JASON & AIMEE						
GRANTEE: NAIN ARLEIGH EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W16 BAS=[YR=2016] W24 S50 FGR=[YR=2016] S20 E21 N7 FOP=[YR=2016] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$ PTR= E20 FUS=[YR=2016] E14 STR=[YR=2016] E10 S9 W4 N5 W6 N4$ S4 E6 S16 W20 N20 $ W20$.

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