LOT 41
PLUMMER CREEK #1 PB 8/28

DAVIS KELLY & ANDREW W
79599 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1601-0041-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

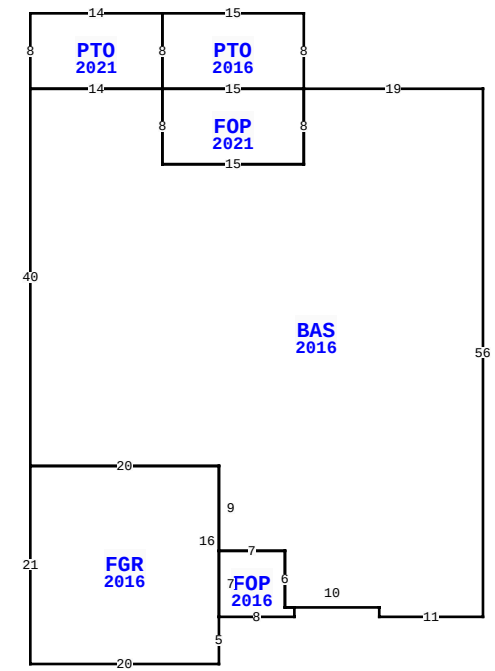
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,189	100	2016	2,189	261,440
FGR	420	55	2016	231	27,589
FOP	50	30	2016	15	1,791
FOP	120	30	2021	36	4,300
PTO	120	5	2016	6	716
PTO	112	5	2021	6	716
TOTALS	3,011			2,483	296,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,483	118.4832	124.41	308,910	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2017 Heated Area: 2189 HX Base Yr 2017



79599 PLUMMERS CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	96	1,920	
5	0911	SCRN RM A	0	100	8	15	120.00	SF	18.00	18.00	100	2021	2021	3	86	1,858	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		296,554
TOTAL MARKET OB/XF VALUE		3,778
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		365,332
SOH/AGL Deduction		116,256
ASSESSED VALUE		249,076
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		197,665
TOTAL JUST VALUE		365,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008702	ADDITION	2,500	07/02/2021
B1631756	CO ISSUED	0	05/09/2016
B1631756	NEW CONSTR	273,307	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2860/545	4/06/2026	WD	Q	I	01	475,000

GRANTOR: CRIGGER RICHARD LEE &
GRANTEE: DAVIS KELLY & ANDRE

2046/0276	5/11/2016	WD	Q	I	01	236,400

GRANTOR: DREAM FINDERS HOMES L
GRANTEE: CRIGGER RICHARD LEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W19 PTO=[YR=2016] N8 W15 PTO=[YR=2021] W14 S8 E14 N8$ S8 FOP=[YR=2021] S8 E15 N8 W15$ E15$ S8 W15 N8 W14 S40 FGR=[YR=2016] S21 E20 N5 FOP=[YR=2016] E8 N1 W1 N6 W7 S7$ N16W20$ E20 S9 E7 S6 E10 S1 E11 N56$.

LAND DESCRIPTION

TOTAL OB/XF 3,778

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