LOT 46
IN OR 1962/1083
PLUMMER CREEK #1 PB 8/28

CLIPPINGER YVONNE/WHITE LAUNIA
79628 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1601-0046-0000

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 50
Interior Floo	14	CARPET 50
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

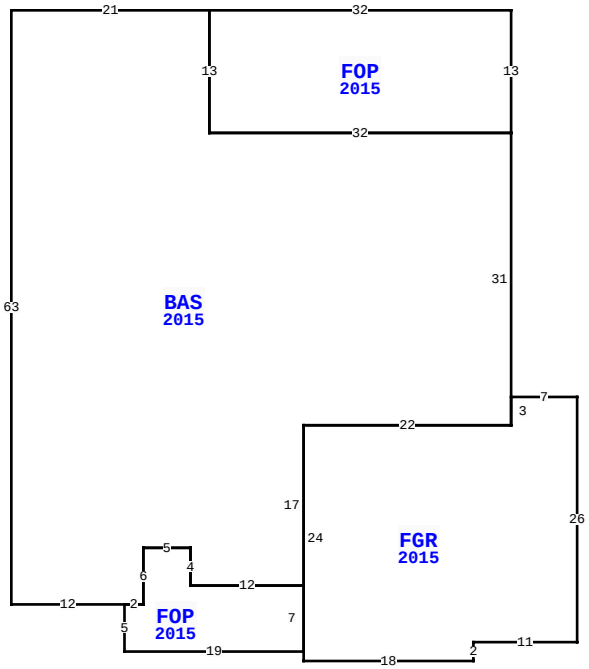
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,451	100	2015	2,451	279,808
FGR	724	55	2015	398	45,436
FOP	149	30	2015	45	5,137
FOP	416	30	2015	125	14,271
TOTALS	3,740			3,019	344,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,019	113.8500	119.54	360,891	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2016 Heated Area: 2451 HX Base Yr 2016



79628 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		344,651
TOTAL MARKET OB/XF VALUE		51,831
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		461,482
SOH/AGL Deduction		169,358
ASSESSED VALUE		292,124
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		240,713
TOTAL JUST VALUE		461,482
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529878	ADDITION	16,281	01/01/2015
B1429635	SWIM POOL	18,000	12/01/2014
B1429213	NEW CONSTR	311,664	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1962/1083	2/09/2015	WD	Q	I	02	283,600
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: CLIPPINGER YVONNE &						
1929/1394	7/25/2014	SW	U	V	30	113,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W32 BAS=[YR=2015] W21 S63 E12 FOP=[YR=2015] S5 E19 FGR=[YR=2015] S1 E18 N2 E11 N26 W7 S3 W22 S24$ N7 W12 N4 W5 S6 W2$ E2 N6 E5 S4 E12 N17 E22 N31 W32 N13$ S13 E32 N13$.

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2015	2015	04	90	45,000	
6	0910	SCRN RM L	0	100	0	0	759.00	SF	15.00	15.00	100	2015	2015	3	60	6,831	

LAND DESCRIPTION

TOTAL OB/XF 51,831

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