LOT 47
IN OR 1932/176
PLUMMER CREEK #1 PB 8/28

ESLINGER ERNEST R
79634 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1601-0047-0000

BUILDING CHARACTERISTICS

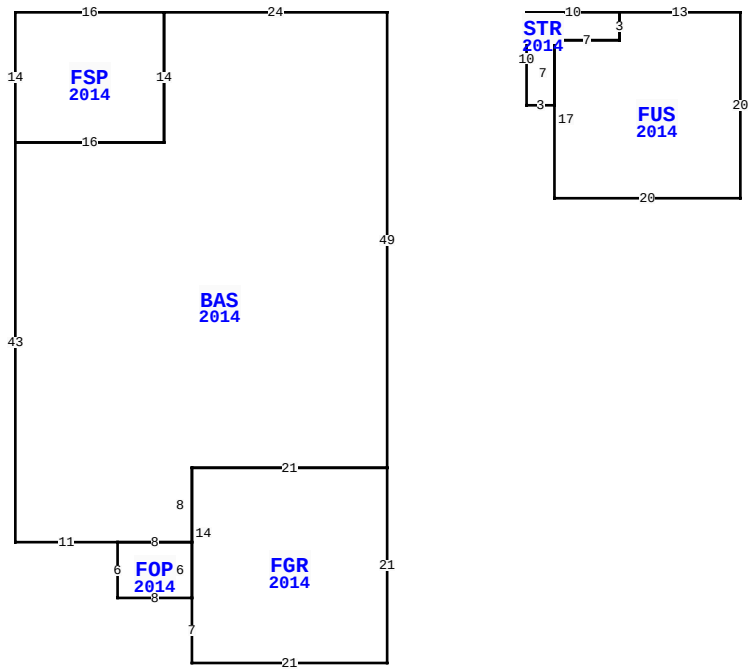
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,888	100	2014	1,888	238,774
FGR	441	55	2014	243	30,732
FOP	48	30	2014	14	1,771
FSP	224	40	2014	90	11,383
FUS	379	100	2014	379	47,932
STR	51	10	2014	5	632
TOTALS	3,031			2,619	331,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,619	127.4592	133.83	350,501	2014	2014	0	0	0	5.50	94.50

1 SINGLE FAM 100% - 2015 Heated Area: 2267 HX Base Yr 2015



79634 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		331,223
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		398,123
SOH/AGL Deduction		173,488
ASSESSED VALUE		224,635
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,224
TOTAL JUST VALUE		398,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328528	CO ISSUED	0	07/22/2014
B1328528	NEW CONSTR	276,646	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1932/0176	7/30/2014	WD	Q	I	01	210,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ESLINGER ERNEST R						
1905/1597	2/28/2014	SW	Q	V	01	38,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W24 FSP=[YR=2014] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2014] S6 E8 FGR=[YR=2014] S7 E21 N21 W21 S14$ N6 W8$ E8 N8 E21 N49$ PTR=E15 STR=[YR=2014] E10 FUS=[YR=2014] E13 S20 W20 N17 E7 N3$ S3 W7 S7 W3 N10$ W15$.

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	2014	2014	3	95	1,900	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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