LOT 51
PLUMMER CREEK #1 PB 8/28

GOUDY ROBERT DAVID/ZUBROWSKI BARBARA ANN
79660 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1601-0051-0000

BUILDING CHARACTERISTICS

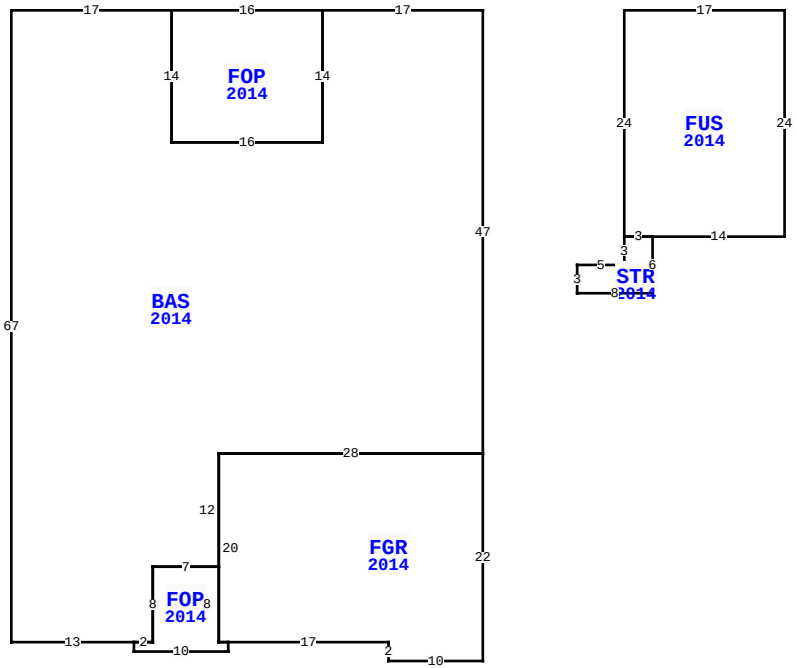
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,510	100	2014	2,510	300,598
FGR	580	55	2014	319	38,203
FOP	66	30	2014	20	2,396
FOP	224	30	2014	67	8,024
FUS	408	100	2014	408	48,862
STR	33	10	2014	3	359
TOTALS	3,821			3,327	398,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,327	120.1244	126.13	419,635	2014	2014	0	0	0	5.05	94.95

1 SINGLE FAM 100% - 2024 Heated Area: 2918 HX Base Yr 2024



79660 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		398,443
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		463,443
SOH/AGL Deduction		30,690
ASSESSED VALUE		432,753
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		381,342
TOTAL JUST VALUE		463,443
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328164	NEW CONSTR	348,749	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2683/1642	12/08/2023	WD	Q	I	01	520,000
GRANTOR: FITTS SARA L						
GRANTEE: GOUDY ROBERT DAVID						
2190/1206	4/16/2018	WD	Q	I	01	339,000
GRANTOR: NICHOLS RYAN K & BRIT						
GRANTEE: FITTS SARA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FOP=[YR=2014] W16 S14 E16 N14$ S14 W16 N14 W17 S67 E13 FOP=[YR=2014] S1 E10 N1 FGR=[YR=2014] E17 S2 E10 N22 W28 S20 E1$ W1 N8 W7 S8 W2$ E2 N8 E7 N12 E28 N47$ PTR=E15 FUS=[YR=2014] E17 S24 W14 STR=[YR=2014] S6 W8 N3 E5 N3 E3$ W3 N24$ W15$.

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