LOT 52
PLUMMER CREEK #1 PB 8/28

MONTAGUE SCOTTY W & YVONNE
79668 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1601-0052-0000

BUILDING CHARACTERISTICS

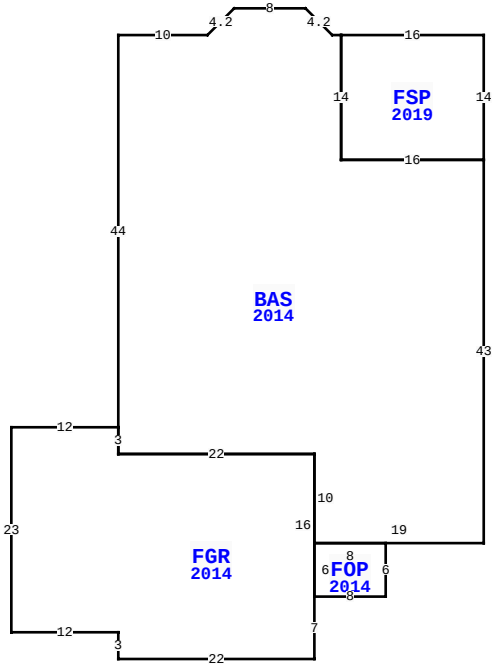
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,926	100	2014	1,926	238,046
FGR	782	55	2014	430	53,146
FOP	48	30	2014	14	1,730
FSP	224	40	2019	90	11,123
TOTALS	2,980			2,460	304,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,460	123.9744	130.17	320,218	2014	2014	0	0	0	5.05	94.95

1 SINGLE FAM 100% - 2022 Heated Area: 1926 HX Base Yr



79668 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,047
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		369,047
SOH/AGL Deduction		20,957
ASSESSED VALUE		348,090
TOTAL EXEMPTION VALUE	13	348,090
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		369,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328045	CO ISSUED	0	03/19/2014
B1328045	NEW CONSTR	249,304	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2312/1039	10/11/2019	WD	Q	I	01	287,000
GRANTOR: JENSEN LEONARD D & PA						
GRANTEE: MONTAGUE SCOTTY W &						
2229/0544	9/26/2018	WD	Q	I	01	285,000
GRANTOR: LONGO THOMAS						
GRANTEE: JENSEN LEONARD D &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W16 BAS=[YR=2014] W1 U3 L3 W8 D3 L3 W10 S44
FGR=[YR=2014] W12 S23 E12 S3 E22 N7 FOP=[YR=2014] E8 N6 W8
S6$ N16 W22 N3$ S3 E22 S10 E19 N43 W16 N14$ S14 E16 N14$.

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