LOT 96
IN OR 2124/1662
PLUMMER CREEK #1 PB 8/28

HARVEY JENNIFER D
79866 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1601-0096-0000

NASSAU COUNTY PROPERTY

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

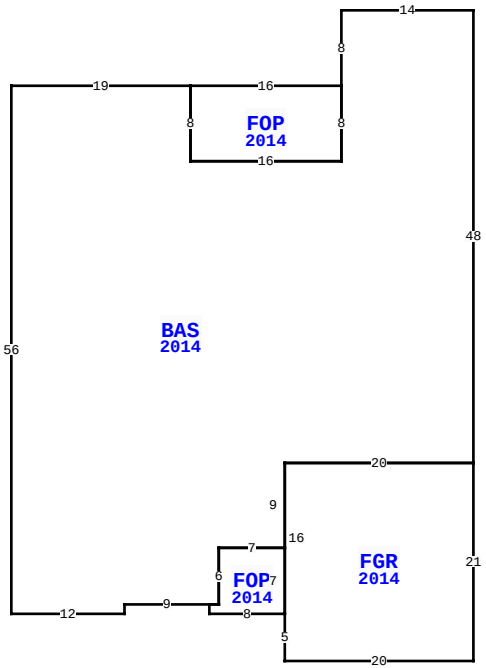
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,349	100	2014	2,349	306,816
FGR	420	55	2014	231	30,172
FOP	50	30	2014	15	1,959
FOP	128	30	2014	38	4,964
TOTALS	2,947			2,633	343,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,633	130.9440	137.49	362,011	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2015 Heated Area: 2349 HX Base Yr 2015



79866 PLUMMERS CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		343,910
TOTAL MARKET OB/XF VALUE		49,400
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		458,310
SOH/AGL Deduction		183,417
ASSESSED VALUE		274,893
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		223,482
TOTAL JUST VALUE		458,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631645	SWIM POOL	0	01/12/2016
B1429037	CO ISSUED	0	10/24/2014
B1429037	NEW CONSTR	275,780	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2124/1662	5/23/2017	QC	U	I	11	97,900
GRANTOR: HARVEY JENNIFER D & W						
GRANTEE: HARVEY JENNIFER D						
1947/0779	10/30/2014	WD	Q	I	01	210,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HARVEY JENNIFER D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 S8 FOP=[YR=2014] W16 S8 E16 N8$ S8 W16 N8 W19 S56 E12 N1 E9 FOP=[YR=2014] S1 E8 FGR=[YR=2014] S5 E20 N21 W20 S16$ N7 W7 S6 W1$ E1 N6 E7 N9 E20 N48$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	95	1,900	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2016	2016	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 49,400

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