LOT 105
IN OR 1940/414
PLUMMER CREEK #1 PB 8/28

GREENE JEREMIAH J & SAMANTHA N
79892 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1601-0105-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

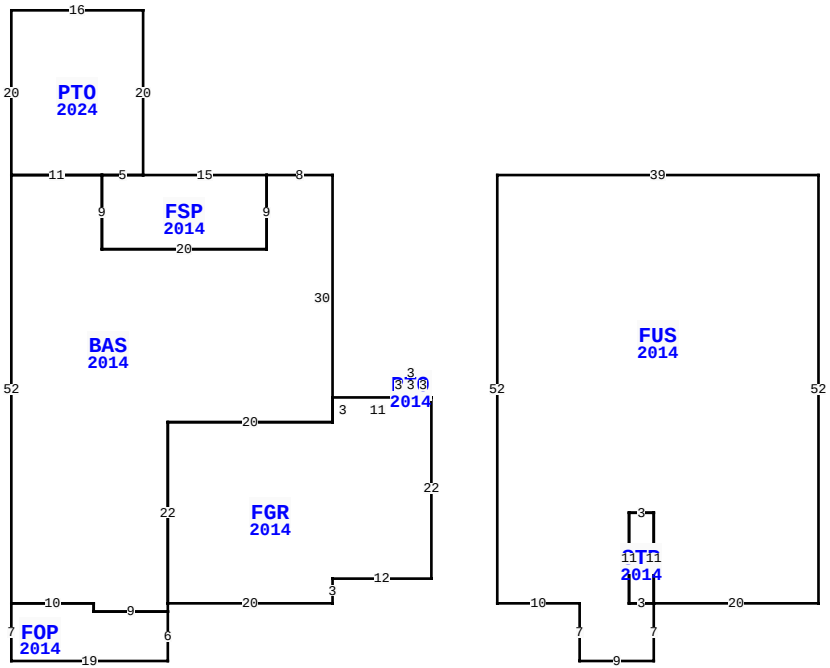
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	2014	1,417	162,036
FGR	704	55	2014	387	44,254
FOP	124	30	2014	37	4,231
FSP	180	40	2014	72	8,234
FUS	2,058	100	2014	2,058	235,335
PTO	9	5	2014	0	0
PTO	320	5	2024	16	1,830
STR	33	10	2014	3	343
TOTALS	4,845			3,990	456,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,990	114.6420	120.37	480,276	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2015 Heated Area: 3475 HX Base Yr 2015



79892 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		456,262
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		571,262
SOH/AGL Deduction		232,463
ASSESSED VALUE		338,799
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		287,388
TOTAL JUST VALUE		571,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-11325	POOL	99,058	09/06/2023
B1428851	CO ISSUED	0	09/15/2014
B1428851	NEW CONSTR	421,767	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1940/0414	9/22/2014	WD	Q	I	01	293,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GREENE JEREMIAH JEF						
1914/1300	4/28/2014	SW	Q	V	05	141,300
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

BUILDING DIMENSIONS

FUS=[YR=2014;ORIG=20,0] E39 S52 W20 N11 W3 S11 E3 S7 W9 N7 W10 N52 $
BAS=[YR=2014;ORIG=0,0] W8 S9 W20 N9 W11 S52 E10 S1 E9 N1 N22 E20 N30 $
FGR=[YR=2014;ORIG=-20,52] E20 N3 E12 N22 W1 W11 S3 W20 S22 $
FSP=[YR=2014;ORIG=-8,0] W15 W5 S9 E20 N9 $
FOP=[YR=2014;ORIG=-39,52] S7 E19 N6 W9 N1 W10 $
STR=[YR=2014;ORIG=39,52] W3 N11 E3 S11 $
PTO=[YR=2014;ORIG=11,27] N3 W3 S3 E3 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2024;ORIG=-39,-20] S20 E11 E5 N20 W16 $
.

LAND DESCRIPTION

TOTAL OB/XF 50,000

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 12/12/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS