LOT 12
PLUMMER CREEK PHASE TWO A
PBK 8/142

RETHELFORD STEPHANIE
79491 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1602-0012-0000

BUILDING CHARACTERISTICS

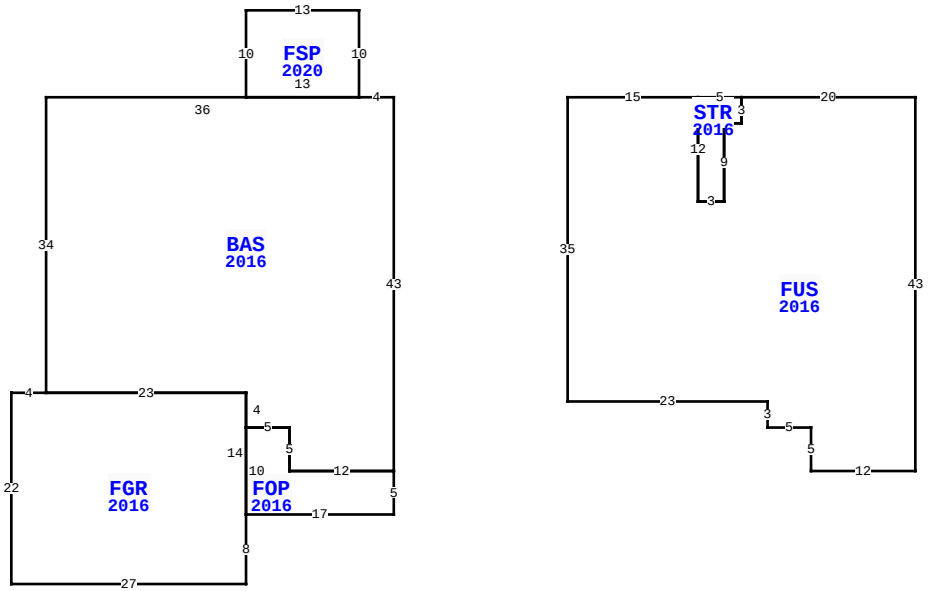
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	1,488	100	2016	1,488	179,623
FGR	594	55	2016	327	39,474
FOP	110	30	2016	33	3,984
FSP	130	40	2020	52	6,277
FUS	1,469	100	2016	1,469	177,330
STR	42	10	2016	4	483
TOTALS	3,833			3,373	407,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,373	119.8208	125.81	424,357	2016	2016	0	0	0	4.05	95.95

1 SINGLE FAM 100% - 2017 Heated Area: 2957 HX Base Yr 2017



79491 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		407,171
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		522,171
SOH/AGL Deduction		200,827
ASSESSED VALUE		321,344
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		269,933
TOTAL JUST VALUE		522,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		477,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240001235	NEW INGROUND SWIM	84,720	02/01/2024
B1632379	CO ISSUED	0	10/25/2016
B1632379	NEW CONSTR	363,588	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2344/0752	2/10/2020	QC	U	I	11	100
GRANTOR: RETHELFORD DUSTIN & S						
GRANTEE: RETHELFORD STEPHANI						
2080/1247	10/27/2016	WD	Q	I	01	306,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RETHELFORD DUSTIN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W4 FSP=[YR=2020] N10 W13 S10 E13$ W36 S34
FGR=[YR=2016] W4 S22 E27 N8 FOP=[YR=2016] E17 N5 W12 N5 W5
S10$ N14 W23$ E23 S4 E5 S5 E12 N43$ PTR=E20 FUS=[YR=2016] E15
STR=[YR=2016] E5 S3 W2 S9 W3 N12$S12 E3 N9 E2 N3 E20 S43 W12
N5 W5 N3 W23 N35$ W20$.

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
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

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 05/22/2024 BY TW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS