

LOT 14
IN OR 2068/1830
PLUMMER CREEK PHASE TWO A

WRONOWSKI JAMES
79479 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1602-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	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	1,722	100	2016	1,722	217,686
FGR	704	55	2016	387	48,922
FOP	42	30	2016	13	1,644
FOP	224	30	2020	67	8,470
PTO	96	5	2016	5	632
TOTALS	2,788			2,194	277,353

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0911	SCRN RM A	0 100	12	8	96.00	SF	18.00	18.00
4	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00
6	0910	SCRN RM L	0 100	0	0	684.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,194	125.4792	131.75	289,060	2016	2016	0	0	0	4.05	95.95	
1 SINGLE FAM 100% - 2017 Heated Area: 1722 HX Base Yr 2017													
79479 PLUMMERS CREEK DR, YULEE													

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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								277,353	
TOTAL MARKET OB/XF VALUE								56,782	
TOTAL LAND VALUE - MARKET								65,000	
TOTAL MARKET VALUE								399,135	
SOH/AGL Deduction								138,962	
ASSESSED VALUE								260,173	
TOTAL EXEMPTION VALUE								51,411	
BASE TAXABLE VALUE								208,762	
TOTAL JUST VALUE								399,135	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								361,221	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006893	XFOB	7,981	08/01/2019
19005855	SWIM POOL	41,384	07/01/2019
17002440	REMODEL	2,841	05/01/2018
B1632039	CO ISSUED	0	07/22/2016
B1632039	NEW CONSTR	231,110	04/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2068/1830	8/25/2016	WD	Q	I	01	225,100	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: WRONOWSKI JAMES							
2039/0377	4/08/2016	WD	Q	V	05	992,600	
GRANTOR: BWC LAND PLUMMER LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W14 FOP=[YR=2020] W14 PTO=[YR=2016] W12 S8 E12 N8\$ S16 E14 N16\$ S16 W14 N8 W12 S33 FGR=[YR=2016] W12 S22 E12 S3 E20 N11 FOP=[YR=2016] E7 N6 W7 S6\$ N11 W20 N3\$ S3 E20 S5 E7 S14 E13 N63\$.									

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