LOT 25
PLUMMER CREEK PHASE TWO A
PBK 8/142

SAPP WESLEY B & KATIE M
79458 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1602-0025-0000

BUILDING CHARACTERISTICS

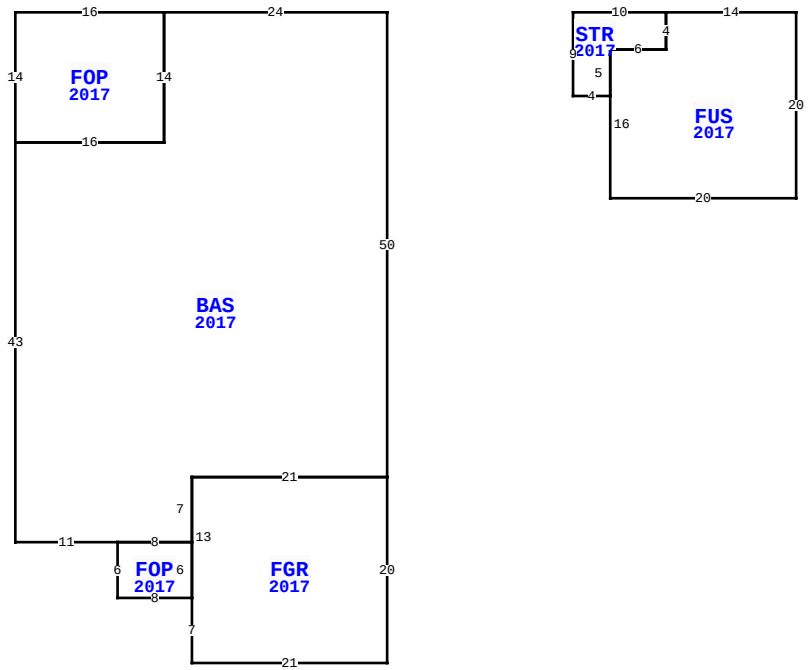
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,909	100	2017	1,909	226,416
FGR	420	55	2017	231	27,398
FOP	48	30	2017	14	1,661
FOP	224	30	2017	67	7,947
FUS	376	100	2017	376	44,596
STR	60	10	2017	6	712
TOTALS	3,037			2,603	308,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,603	117.1104	122.97	320,091	2017	2017	0	0	0	3.55	96.45

1 SINGLE FAM 100% - 2020 Heated Area: 2285 HX Base Yr 2020



79458 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		308,728
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		373,728
SOH/AGL Deduction		91,427
ASSESSED VALUE		282,301
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		230,890
TOTAL JUST VALUE		373,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002362	CO ISSUED	0	03/22/2017
B1633251	NEW CONSTR	313,552	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2423/0998	12/30/2020	QC	U	I	11	100
GRANTOR: STEVERSON KATIE MICHE						
GRANTEE: SAPP WESLEY B & KAT						
2114/0114	4/06/2017	WD	Q	I	01	251,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: STEVERSON KATIE MIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 FOP=[YR=2017] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$ PTR=E20 STR=[YR=2017] E10 FUS=[YR=2017] E14 S20 W20 N16 E6 N4$ S4 W6 S5 W4 N9$ W20$.

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