LOT 44
PLUMMER CREEK PHASE TWO A
PBK 8/142

**PULWERS GRETCHEN**
79470 PLUMMERS CREEK DR
YULEE, FL 32097

**2026**

**12-2N-26-1602-0044-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

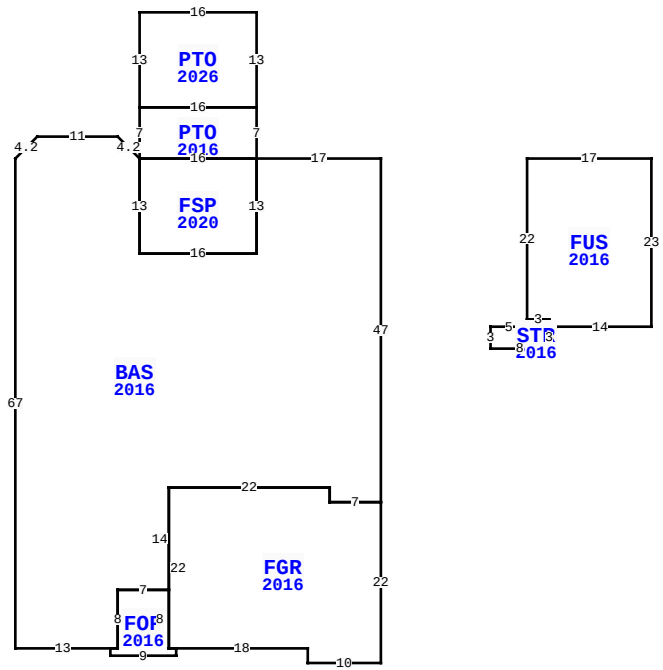
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4 100 |
| 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 | 2,504 | 100 | 2016 | 2,504 | 303,386 |
| FGR | 644 | 55 | 2016 | 354 | 42,891 |
| FOP | 65 | 30 | 2016 | 20 | 2,423 |
| FSP | 208 | 40 | 2020 | 83 | 10,056 |
| FUS | 388 | 100 | 2016 | 388 | 47,011 |
| PTO | 112 | 5 | 2016 | 6 | 727 |
| PTO | 208 | 5 | 2026 | 10 | 1,212 |
| STR | 27 | 10 | 2016 | 3 | 364 |
| TOTALS | 4,156 | | | 3,368 | 408,070 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,368 | 120.8328 | 126.87 | 427,298 | 2016 | 2016 | 0 | 0 | 0 | 4.50 | 95.50 |

1 SINGLE FAM 100% - 2017 Heated Area: 2892 HX Base Yr 2017




79470 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 | | 408,070 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 473,070 |
| SOH/AGL Deduction | | 179,034 |
| ASSESSED VALUE | | 294,036 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 242,625 |
| TOTAL JUST VALUE | | 473,070 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 446,206 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632413 | CO ISSUED | 0 | 10/25/2016 |
| B1632413 | NEW CONSTR | 363,274 | 05/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2557/0241 | 4/11/2022 | WD | U | I | 11 | 100 |
| GRANTOR: HARRELL GRETCHEN | | | | | | |
| GRANTEE: PULWERS GRETCHEN | | | | | | |
| 2236/0629 | 11/05/2018 | QC | U | I | 11 | 306,300 |
| GRANTOR: HARRELL JEFFREY S & G | | | | | | |
| GRANTEE: HARRELL GRETCHEN | | | | | | |

## BUILDING NOTES

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W17 S13 W16 N13 U3L3 W11 D3L3 S67 E13 E1 N8 E7 N14 E22 S2 E7 N47 $
FGR=[YR=2016;ORIG=-28,67] E18 S2 E10 N22 W7 N2 W22 S22 E1 $
FUS=[YR=2016;ORIG=20,0] E17 S23 W14 N1 W3 N22 $
FSP=[YR=2020;ORIG=-33,0] S13 E16 N13 W16 $
PTO=[YR=2016;ORIG=-17,0] N7 W16 S7 E16 $
FOP=[YR=2016;ORIG=-37,67] S1 E9 N1 W1 N8 W7 S8 W1 $
STR=[YR=2016;ORIG=23,23] S3 W8 N3 E5 N1 E3 S1 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2026;ORIG=-33,-20] E16 S13 W16 N13 $
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## 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