LOT 61
IN OR 2100/723
PLUMMER CREEK PHASE TWO A

FITZHUGH PEMBROKE T IV & KIMBERLY M
79508 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1602-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

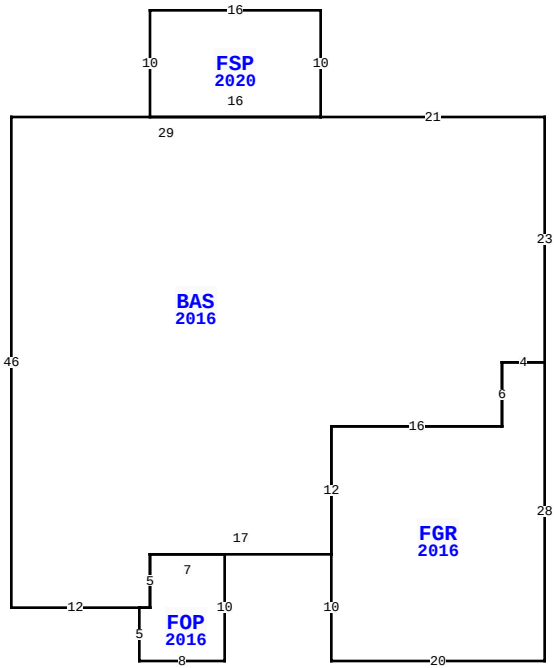
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,851	100	2016	1,851	241,560
FGR	464	55	2016	255	33,278
FOP	75	30	2016	22	2,871
FSP	160	40	2020	64	8,352
TOTALS	2,550			2,192	286,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,192	129.4678	135.94	297,980	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2021 Heated Area: 1851 HX Base Yr



79508 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		286,061
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		351,061
SOH/AGL Deduction		20,239
ASSESSED VALUE		330,822
TOTAL EXEMPTION VALUE	13	330,822
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		351,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632414	CO ISSUED	0	01/12/2017
B1632414	NEW CONSTR	234,643	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2100/0723	1/26/2017	WD	Q	I	01	229,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FITZHUGH PEMBROKE T						
2069/1422	8/31/2016	WD	Q	V	05	210,400
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W21 FSP=[YR=2020] N10 W16 S10 E16$ W29 S46 E12 FOP=[YR=2016] S5 E8 N10 W7 S5 W1$ E1 N5 E17 FGR=[YR=2016] S10 E20 N28 W4 S6 W16 S12$ N12 E16 N6 E4 N23$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 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