LOT 66
IN OR 2128/1108
PLUMMER CREEK PHASE TWO A

GRAVES WILLIAM H & ASHLEY P
79538 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2026

12-2N-26-1602-0066-0000

BUILDING CHARACTERISTICS

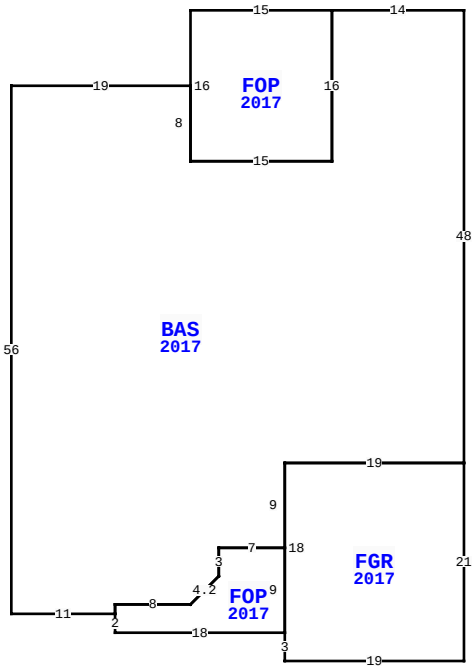
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,312	100	2017	2,312	278,305
FGR	399	55	2017	219	26,362
FOP	101	30	2017	30	3,611
FOP	240	30	2017	72	8,667
TOTALS	3,052			2,633	316,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,633	118.8000	124.74	328,440	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2018 Heated Area: 2312 HX Base Yr 2018



79538 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		316,945
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		381,945
SOH/AGL Deduction		124,029
ASSESSED VALUE		257,916
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		206,505
TOTAL JUST VALUE		381,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1705345	CO ISSUED	0	06/15/2017
B1633315	NEW CONSTR	286,563	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2128/1108	6/19/2017	WD	Q	I	01	254,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GRAVES WILLIAM H &						
2097/0668	1/25/2017	WD	Q	V	05	215,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 FOP=[YR=2017] W15 S16 E15 N16$ S16 W15 N8 W19 S56 E11 FOP=[YR=2017] S2 E18 FGR=[YR=2017] S3 E19 N21 W19 S18$ N9 W7 S3 D3 L3 W8 S1$ N1 E8 U3 R3 N3 E7 N9 E19 N48$.

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