LOT 1
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

MARSHALL JUSTIN ADAM & ALEXANDRIA
79431 PLUMMER CREEK DRIVE
YULEE, FL 32097

2026

12-2N-26-1604-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

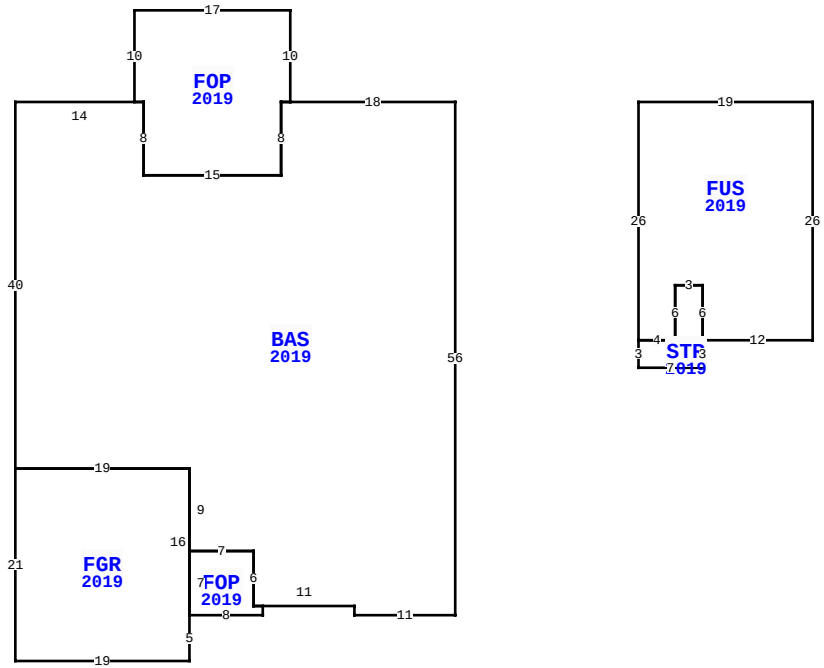
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100	2019	2,204	266,935
FGR	399	55	2019	219	26,524
FOP	50	30	2019	15	1,817
FOP	290	30	2019	87	10,537
FUS	476	100	2019	476	57,650
STR	39	10	2019	4	484
TOTALS	3,458			3,005	363,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,005	118.9100	124.86	375,204	2019	2019	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2680 HX Base Yr



79431 PLUMMERS CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		363,948
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		428,948
SOH/AGL Deduction		33,461
ASSESSED VALUE		395,487
TOTAL EXEMPTION VALUE	13	395,487
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		428,948
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007874	CO ISSUED	0	07/24/2019
19002824	NEW CONSTR	355,726	03/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2297/0624	8/06/2019	WD	Q	I	01	319,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MARSHALL JUSTIN ADA						
2264/1047	3/13/2019	WD	Q	V	05	575,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 FOP=[YR=2019] N10 W17 S10E1 S8 E15 N8 E1$ W1 S8 W15 N8 W14 S40 FGR=[YR=2019] S21 E19 N5 FOP=[YR=2019] E8 N1 W1 N6 W7 S7$ N16 W19$ E19 S9 E7 S6 E11 S1 E11 N56$ PTR=E20 FUS=[YR=2019] E19 S26 W12 STR=[YR=2019] S3 W7 N3 E4 N6 E3 S6$ N6 W3 S6 W4 N26$ W20$.

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