LOT 2
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

LEONARD KYLE M & BRITTIANY MARI
79425 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2026

12-2N-26-1604-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

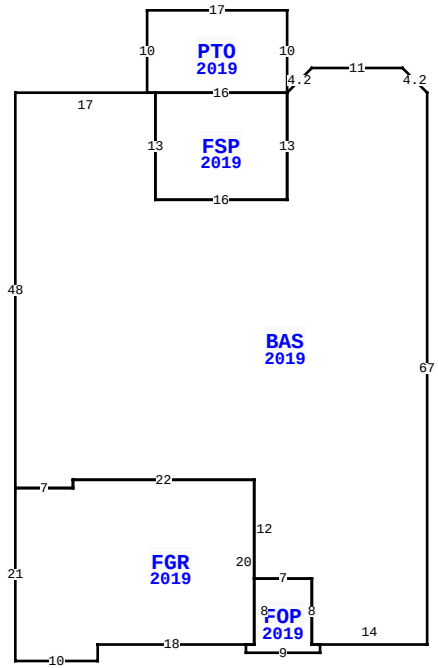
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	5015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,555	100	2019	2,555	313,572
FGR	593	55	2019	326	40,009
FOP	65	30	2019	20	2,455
FSP	208	40	2019	83	10,186
PTO	170	5	2019	8	982
TOTALS	3,591			2,992	367,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,992	119.9440	125.94	376,812	2019	2019	0	0	0	2.55	97.45

1 SINGLE FAM 0% - 2023 Heated Area: 2555 HX Base Yr



79425 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	367,203
TOTAL MARKET OB/XF VALUE	3,430
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	435,633
SOH/AGL Deduction	0
ASSESSED VALUE	435,633
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	435,633
TOTAL JUST VALUE	435,633
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	411,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005330	CO ISSUED	0	10/31/2019
19005330	NEW CONSTR	347,232	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2565/1869	5/20/2022	WD	Q	I	01	520,000
GRANTOR: BOSWELL SCOTT M & TON						
GRANTEE: LEONARD KYLE MATTHE						
2321/0268	11/19/2019	WD	Q	I	02	373,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BOSWELL SCOTT M & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W11 D3 L3 PTO=[YR=2019] N10 W17 S10 E1 FSP=[YR=2019] S13 E16 N13 W16$ E16$ S13 W16 N13 W17 S48 FGR=[YR=2019] S21 E10 N2 E18 FOP=[YR=2019] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N20 W22 S1 W7$ E7 N1 E22 S12 E7 S8 E14 N67$.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 3,430

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	0	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