LOT 6
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

CONNAWAY PATRICK & KRISTEN
79401 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1604-0006-0000

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		5 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

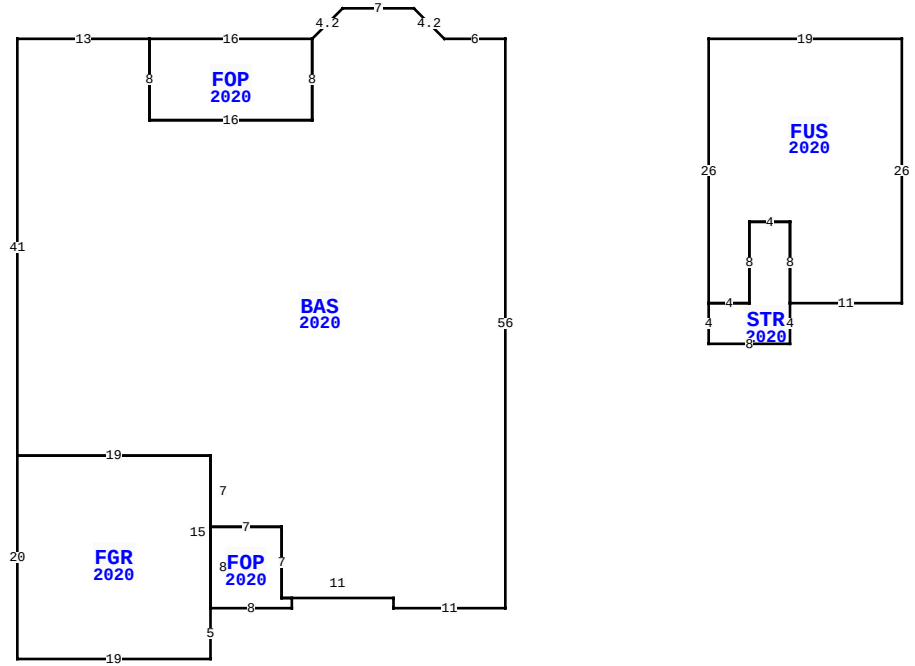
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,238	100	2020	2,238	285,977
FGR	380	55	2020	209	26,707
FOP	57	30	2020	17	2,173
FOP	128	30	2020	38	4,856
FUS	462	100	2020	462	59,035
STR	64	10	2020	6	766
TOTALS	3,329			2,970	379,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,970	124.1834	130.39	387,258	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2026 Heated Area: 2700 HX Base Yr 2026



79401 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		379,513
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		444,513
SOH/AGL Deduction		0
ASSESSED VALUE		444,513
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		393,102
TOTAL JUST VALUE		444,513
NCON VALUE		70,376
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010649	CO ISSUED	0	03/03/2020
19010649	NEW CONSTR	355,246	10/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2795/1310	6/11/2025	WD	Q	I	02	517,500
GRANTOR: ANDREWS TY D & LAURA						
GRANTEE: CONNAWAY PATRICK &						
2352/1598	3/26/2020	WD	Q	I	01	320,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ANDREWS TY D & LAUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W6 U3 L3 W7 D3 L3 FOP=[YR=2020] W16 S8 E16 N8$ S8 W16 N8 W13 S41 FGR=[YR=2020] S20 E19 N5 FOP=[YR=2020] E8 N1W1 N7 W7 S8$ N15 W19$ E19 S7 E7 S7 E11 S1 E11 N56$ PTR=E20 FUS=[YR=2020] E19 S26 W11 STR=[YR=2020] S4 W8 N4 E4 N8 E4 S8$ N8 W4 S8 W4 N26$ W20$.

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

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