LOT 10
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

MONK DUPREE A JR & KATHERINE L
79377 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2026

12-2N-26-1604-0010-0000

BUILDING CHARACTERISTICS

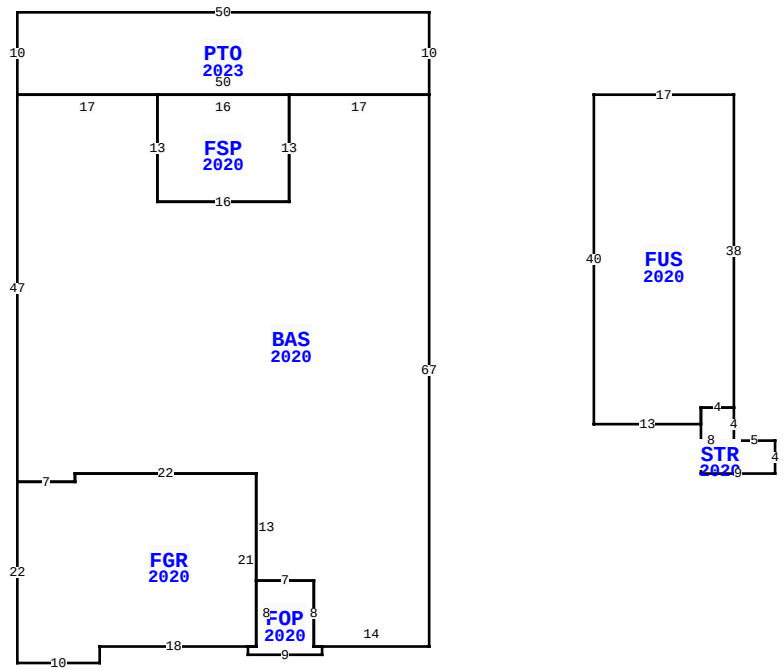
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	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	2,484	100	2020	2,484	316,954
FGR	622	55	2020	342	43,639
FOP	65	30	2020	20	2,552
FSP	208	40	2020	83	10,590
FUS	672	100	2020	672	85,746
PTO	500	5	2023	25	3,190
STR	52	10	2020	5	638
TOTALS	4,603			3,631	463,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,631	124.6410	130.87	475,189	2020	2020	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2021 Heated Area: 3156 HX Base Yr 2021



79377 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		463,309
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		528,309
SOH/AGL Deduction		121,719
ASSESSED VALUE		406,590
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		355,179
TOTAL JUST VALUE		528,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		489,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009772	CO ISSUED	0	01/21/2020
19009772	NEW CONSTR	419,679	09/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2337/0920	1/29/2020	WD	Q	I	01	387,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MONK DUPREE A JR &						
2300/0291	8/23/2019	WD	U	V	30	280,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W17 S13 W16 N13 W17 S47 E7 N1 E22 S13 E7 S8 E14 N67 $
FUS=[YR=2020;ORIG=20,0] E17 S38 W4 S2 W13 N40 $
FGR=[YR=2020;ORIG=-50,47] S22 E10 N2 E18 E1 N21 W22 S1 W7 $
PTO=[YR=2023;ORIG=-50,0] E50 N10 W50 S10 $
FSP=[YR=2020;ORIG=-17,0] W16 S13 E16 N13 $
FOP=[YR=2020;ORIG=-22,67] S1 E9 N1 W1 N8 W7 S8 W1 $
STR=[YR=2020;ORIG=37,38] S4 E5 S4 W9 N8 E4 $
PTR=[ORIG=0,0] E20 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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS