LOT 14
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

MORGAN RONALD MILTON & YOLANDA
79335 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1604-0014-0000

BUILDING CHARACTERISTICS

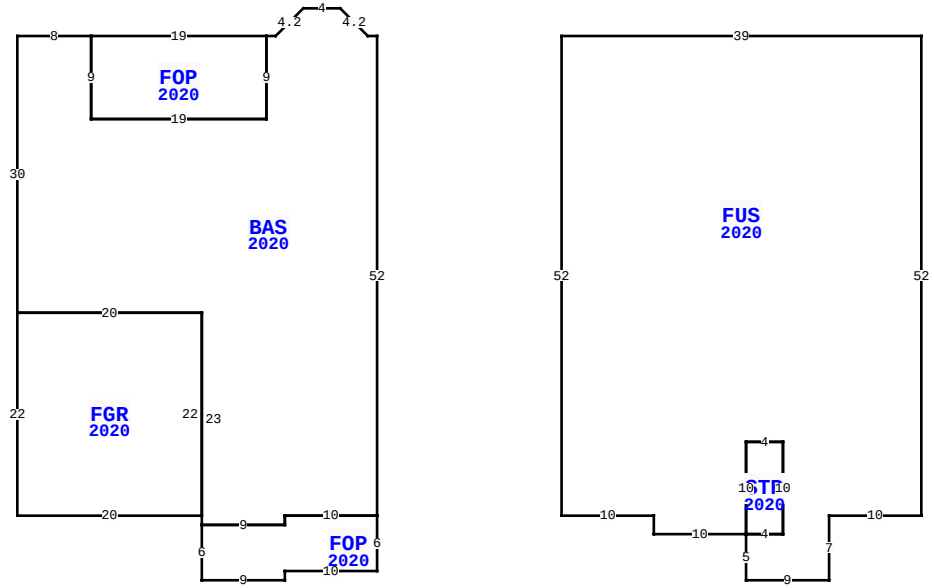
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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	1,447	100	2020	1,447	169,287
FGR	440	55	2020	242	28,311
FOP	114	30	2020	34	3,978
FOP	171	30	2020	51	5,966
FUS	2,071	100	2020	2,071	242,289
STR	40	10	2020	4	468
TOTALS	4,283			3,849	450,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,849	113.7510	119.44	459,725	2020	2020	0	0	0	2.05	97.95

1 SINGLE FAM 100% - 2023 Heated Area: 3518 HX Base Yr



79335 PLUMMERS CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2026 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		450,301
TOTAL MARKET OB/XF VALUE		3,430
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		518,731
SOH/AGL Deduction		28,222
ASSESSED VALUE		490,509
TOTAL EXEMPTION VALUE	13	490,509
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		518,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004233	CO ISSUED	0	08/24/2020
20004233	NEW CONSTR	466,436	05/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2395/0436	9/23/2020	WD	Q	I	01	413,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MORGAN RONALD MILTO						
2357/1503	4/28/2020	WD	Q	V	05	254,100
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W1 U3 L3 W4 D3 L3 W1 FOP=[YR=2020] W19 S9 E19 N9$ S9 W19 N9 W8 S30 FGR=[YR=2020] S22 E20 N22 W20$ E20 S23 FOP=[YR=2020] S6 E9 N1 E10 N6 W10 S1 W9$ E9 N1 E10 N52$ PTR=E20 FUS=[YR=2020] E39 S52 W10 S7 W9 N5 STR=[YR=2020] N10 E4 S10 W4$ E4 N10 W4 S10 W10 N2 W10 N52$ 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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	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	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