LOT 15
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

HILL JEVON LENDRICK & RICKELL ANNETTE
79329 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2026

12-2N-26-1604-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

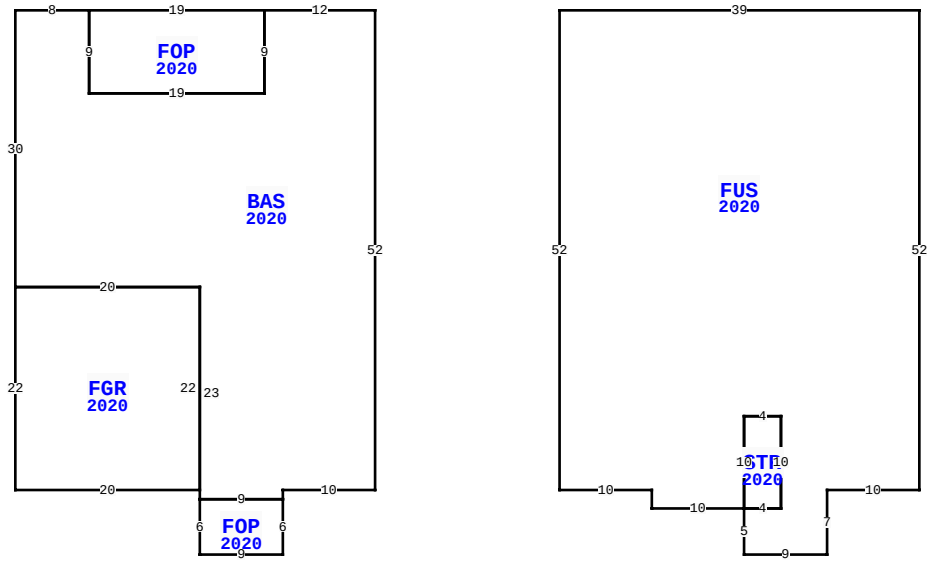
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,426	100	2020	1,426	168,282
FGR	440	55	2020	242	28,558
FOP	54	30	2020	16	1,888
FOP	171	30	2020	51	6,018
FUS	2,071	100	2020	2,071	244,399
STR	40	10	2020	4	472
TOTALS	4,202			3,810	449,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,810	114.7410	120.48	459,029	2020	2020	0	0	0	2.05	97.95

1 SINGLE FAM 100% - 2021 Heated Area: 3497 HX Base Yr 2021



79329 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		449,619
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		514,619
SOH/AGL Deduction		119,102
ASSESSED VALUE		395,517
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		344,106
TOTAL JUST VALUE		514,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2004899	CO ISSUED	0	09/11/2020
20004899	NEW CONSTR	454,893	06/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2395/1987	9/25/2020	WD	Q	I	01	381,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HILL JEVON LENDRICK						
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] W12 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 N6 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

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