LOT 18
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

PATTON CAROL M
79309 PLUMMER CREEK DR
YULEE, FL 32097

2026

12-2N-26-1604-0018-0000

BUILDING CHARACTERISTICS

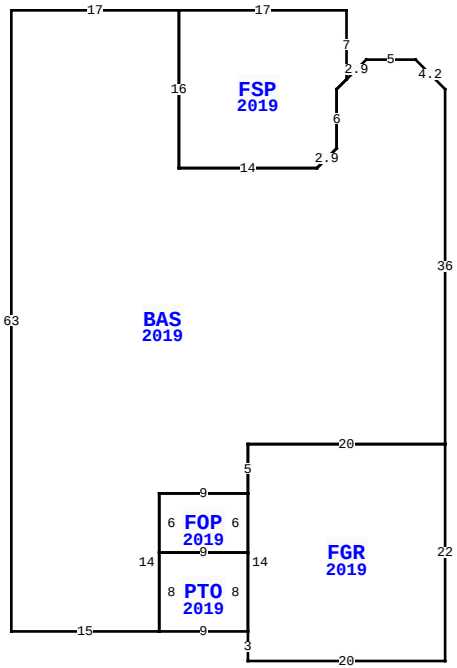
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,948	100	2019	1,948	245,169
FGR	440	55	2019	242	30,457
FOP	54	30	2019	16	2,013
FSP	262	40	2019	105	13,215
PTO	72	5	2019	4	504
TOTALS	2,776			2,315	291,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,315	122.9998	129.15	298,982	2019	2019	0	0	0	2.55	97.45

1 SINGLE FAM 0% - 0 Heated Area: 1948 HX Base Yr



79309 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	291,358
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	356,358
SOH/AGL Deduction	0
ASSESSED VALUE	356,358
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	356,358
TOTAL JUST VALUE	356,358
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001558	CO ISSUED	0	06/14/2019
1900572	NEW CONSTR	254,451	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2286/0098	6/20/2019	WD	Q	I	01	296,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PATTON CAROL M						
2258/1643	2/28/2019	WD	Q	V	05	472,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W5 D2 L2 FSP=[YR=2019] N7 W17 S16 E14
U2 R2 N6 U1 R1 $ D1 L1 S6 D2 L2 W14 N16 W17 S63 E15
PTO=[YR=2019] E9 FGR=[YR=2019] S3 E20 N22 W20 S5
FOP=[YR=2019] W9 S6 E9 N6$ S14$ N8 W9 S8$ N14 E9 N5 E20 N36$.

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	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