LOT 20
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

KONDRATYUK ALINA & ANATOLIY
86814 IRON RAIL COURT
YULEE, FL 32097

2026

12-2N-26-1604-0020-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

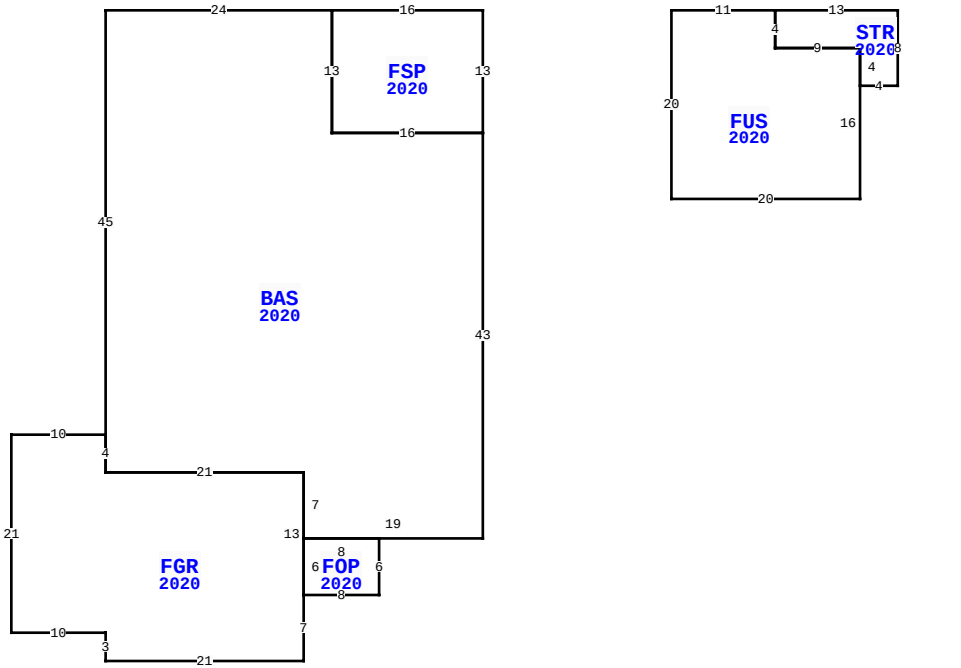
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,885	100	2020	1,885	254,668
FGR	630	55	2020	346	46,746
FOP	48	30	2020	14	1,891
FSP	208	40	2020	83	11,213
FUS	364	100	2020	364	49,178
STR	68	10	2020	7	946
TOTALS	3,203			2,699	364,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,699	131.3664	137.93	372,273	2020	2020	0	0	0	2.05	97.95

1 SINGLE FAM 100% - 2021 Heated Area: 2249 HX Base Yr 2021



79257 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		364,641
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		429,641
SOH/AGL Deduction		96,153
ASSESSED VALUE		333,488
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		282,077
TOTAL JUST VALUE		429,641
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000509	CO ISSUED	0	01/17/2020
19009775	NEW CONSTR	318,247	09/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2877/0254	6/12/2026	WD	Q	I	01	449,000
GRANTOR: MURRAY RYAN EUGENE &						
GRANTEE: KONDRATYUK ALINA &						
2344/0577	2/27/2020	WD	Q	I	01	329,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MURRAY RYAN E & ELI						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W16 BAS=[YR=2020] W24 S45 FGR=[YR=2020] W10 S21 E10 S3 E21 N7 FOP=[YR=2020] E8 N6 W8 S6$ N13 W21 N4$ S4 E21 S7 E19 N43 W16 N13$ S13 E16 N13$ PTR=E20 FUS=[YR=2020] E11 STR=[YR=2020] E13 S8 W4 N4 W9 N4 $ S4 E9 S16 W20 N20$ 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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS