LOT 40
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

BRYANT CHRISTINA
79093 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1604-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

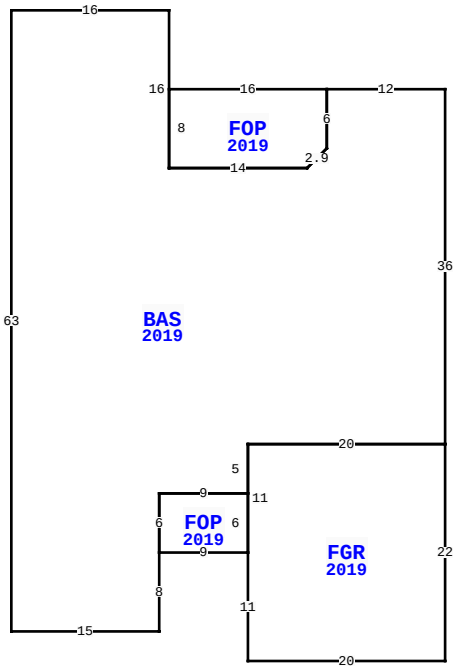
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,916	100	2019	1,916	247,617
FGR	440	55	2019	242	31,275
FOP	54	30	2019	16	2,068
FOP	126	30	2019	38	4,911
TOTALS	2,536			2,212	285,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,212	126.2338	132.55	293,201	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 0% - 2024 Heated Area: 1916 HX Base Yr



79093 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	285,871
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	350,871
SOH/AGL Deduction	0
ASSESSED VALUE	350,871
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	350,871
TOTAL JUST VALUE	350,871
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006345	CO ISSUED	0	10/29/2019
19006345	NEW CONSTR	260,384	06/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2622/1328	3/01/2023	WD	Q	I	01	395,000
GRANTOR: MOSELEY BRANDON D & E						
GRANTEE: BRYANT CHRISTINA						
2366/1826	6/04/2020	WD	Q	I	01	277,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MOSELEY BRANDON D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 FOP=[YR=2019] W16 S8 E14 U2 R2 N6$ S6 L2 D2 W14 N16 W16 S63 E15 N8 FOP=[YR=2019] E9 FGR=[YR=2019] S11 E20 N22 W20 S11$ N6 W9 S6$ N6 E9 N5 E20 N36$.

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	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