LOT 44
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

STANKIEWICZ RICHARD A
79069 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2026

12-2N-26-1604-0044-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

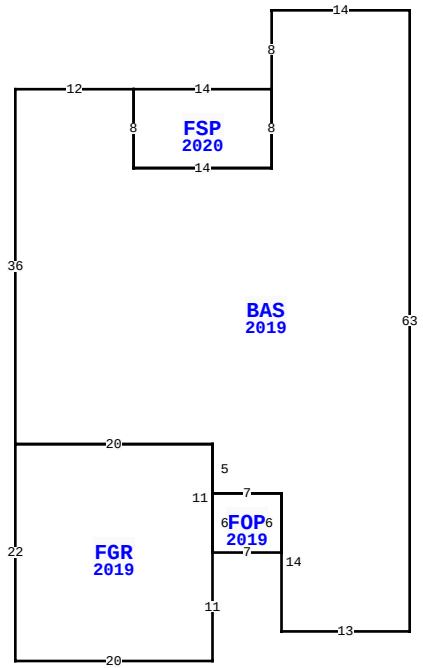
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	2019	1,722	231,846
FGR	440	55	2019	242	32,583
FOP	42	30	2019	13	1,750
FSP	112	40	2020	45	6,059
TOTALS	2,316			2,022	272,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,022	131.5160	138.09	279,218	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2026 Heated Area: 1722 HX Base Yr



79069 PLUMMER 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		272,238
TOTAL MARKET OB/XF VALUE		4,475
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		341,713
SOH/AGL Deduction		0
ASSESSED VALUE		341,713
TOTAL EXEMPTION VALUE	13	341,713
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		341,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003987	NEW CONSTR	235,919	05/01/2019
C1903987	CO ISSUED	0	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/1103	6/30/2023	WD	Q	I	01	429,000
GRANTOR: PARKER MACK C & HEIDI						
GRANTEE: STANKIEWICZ RICHARD						
2483/0841	6/28/2021	WD	U	I	11	100
GRANTOR: GODFREY DENNIS J & SH						
GRANTEE: PARKER MACK C & HEI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 S8 FSP=[YR=2020] W14 S8 E14 N8$ S8 W14 N8 W12 S36 FGR=[YR=2019] S22 E20 N11 FOP=[YR=2019] E7 N6 W7 S6$ N11 W20$ E20 S5 E7 S14 E13 N63$.

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
4	0300	BOAT DCK W	0	100	0	0	65.00	SF	40.00	40.00	100	2024	2023	03	95	2,470	
5	0415	BEACHWALK	0	100	0	0	375.00	SF	5.75	5.75	100	2024	2023	03	93	2,005	

LAND DESCRIPTION

TOTAL OB/XF 4,475

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