LOT 46
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

BRADY RAYMOND L & DARYCE GAIL
79045 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2026

12-2N-26-1604-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

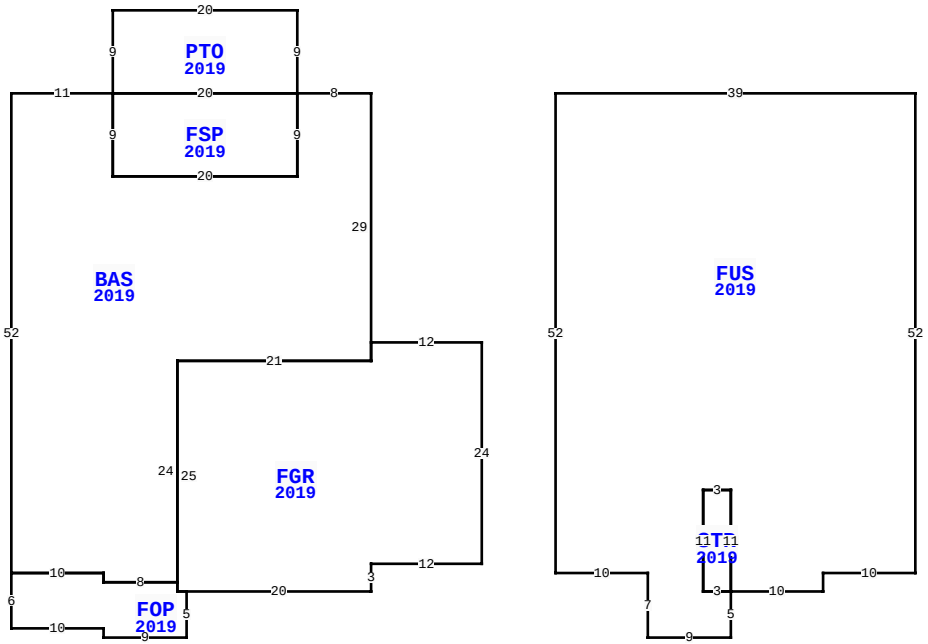
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,373	100	2019	1,373	157,567
FGR	813	55	2019	447	51,298
FOP	113	30	2019	34	3,902
FSP	180	40	2019	72	8,262
FUS	2,078	100	2019	2,078	238,473
PTO	180	5	2019	9	1,033
STR	33	10	2019	3	344
TOTALS	4,770			4,016	460,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,016	112.6752	118.31	475,133	2019	2019	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2022 Heated Area: 3451 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2026 MLU
INC DATE		AG DATE	

79045 PLUMMERS CREEK DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		460,879
TOTAL MARKET OB/XF VALUE		57,000
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		582,879
SOH/AGL Deduction		66,869
ASSESSED VALUE		516,010
TOTAL EXEMPTION VALUE	13	516,010
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		582,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009447	SWIM POOL	44,000	09/06/2019
18009633	CO ISSUED	0	05/28/2019
18009633	NEW CONSTR	473,799	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2280/1368	5/28/2019	WD	Q	I	01	398,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BRADY RAYMOND L & D						
2255/1839	2/14/2019	WD	Q	V	05	192,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W8 PTO=[YR=2019] N9 W20 S9 FSP=[YR=2019] S9 E20 N9 W20$ E20$ S9 W20 N9 W11 S52 FOP=[YR=2019] S6 E10 S1 E9 N5 FGR=[YR=2019] E20 N3 E12 N24 W12 S2 W21 S25 E1$ W1 N1 W8 N1 W10$ E10 S1 E8 N24 E21 N29$ PTR=E20 FUS=[YR=2019] E39 S52 W10 S2 W10 STR=[YR=2019] W3 N11 E3 S11$ N11 W3 S11 E3 S5 W9 N7 W10 N52$ 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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2020	2020	05	95	57,000	

LAND DESCRIPTION

TOTAL OB/XF 57,000

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