LOT 49
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

GAIO WILLIAM & CHRISTIE JO &/DEMBOSKI CLARA F
79048 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1604-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

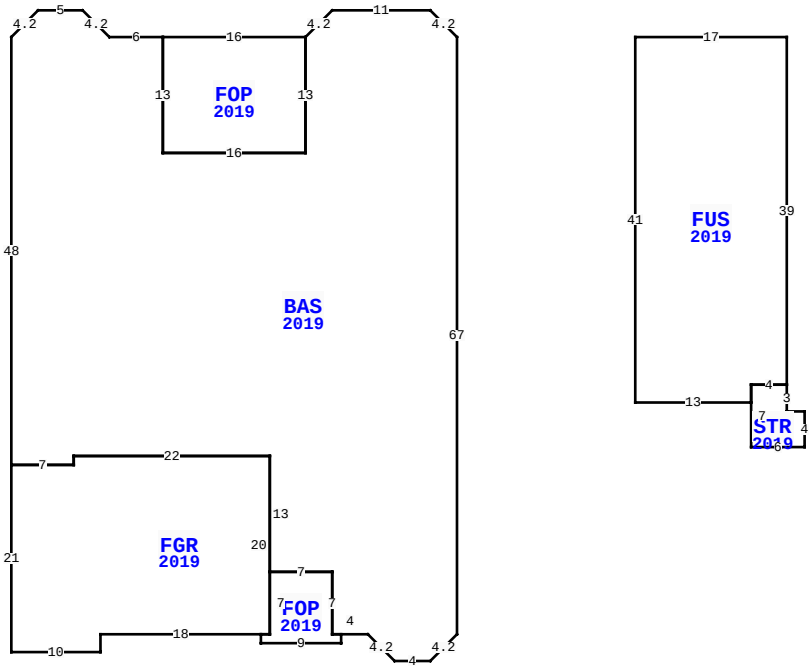
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	2,607	100	2019	2,607	311,244
FGR	593	55	2019	326	38,920
FOP	58	30	2019	17	2,029
FOP	208	30	2019	62	7,402
FUS	689	100	2019	689	82,258
STR	36	10	2019	4	477
TOTALS	4,191			3,705	442,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,705	117.2160	123.08	456,011	2019	2019	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 0 Heated Area: 3296 HX Base Yr



79048 PLUMMERS CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	442,331
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	507,331
SOH/AGL Deduction	0
ASSESSED VALUE	507,331
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	507,331
TOTAL JUST VALUE	507,331
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	469,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001774	CO ISSUED	0	02/22/2019
18007253	NEW CONSTR	429,353	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2257/0643	2/22/2019	WD	Q	I	01	385,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GAIO WILLIAM & CHRI						
2229/0735	10/05/2018	WD	Q	V	05	605,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W11 D3 L3 FOP=[YR=2019] W16 S13 E16 N13$ S13 W16 N13 W6 U3 L3 W5 D3 L3 S48 FGR=[YR=2019] S21 E10 N2 E18 FOP=[YR=2019] S1 E9 N1 W1 N7 W7 S7 W1$ E1 N20 W22 S1 W7$ E7 N1 E22 S13 E7 S7 E4 D3 R3 E4 U3 R3 N67$ PTR=E20 FUS=[YR=2019] E17 S39 STR=[YR=2019] S3 E2 S4 W6 N7 E4$ W4 S2 W13 N41$ W20$.

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