LOT 62
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

DIXON BRENDEN PAUL
79170 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1604-0062-0000

BUILDING CHARACTERISTICS

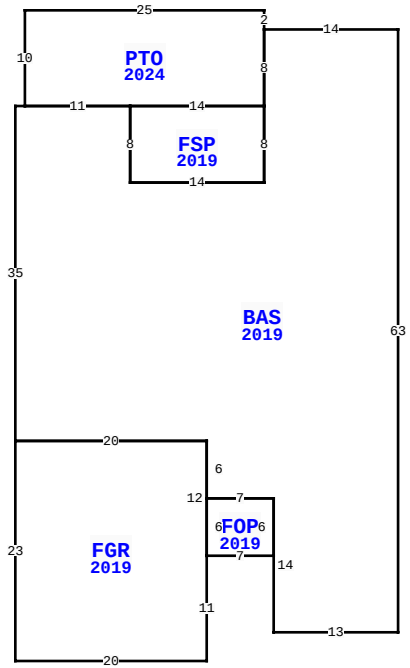
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,702	100	2019	1,702	220,697
FGR	460	55	2019	253	32,806
FOP	42	30	2019	13	1,686
FSP	112	40	2019	45	5,836
PTO	250	5	2024	12	1,556
TOTALS	2,566			2,025	262,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,025	127.3118	133.68	270,702	2019	2019	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2026 Heated Area: 1702 HX Base Yr 2026



79170 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		262,581
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		327,581
SOH/AGL Deduction		0
ASSESSED VALUE		327,581
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		276,170
TOTAL JUST VALUE		327,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002002	CO ISSUED	0	10/09/2019
19002002	NEW CONSTR	231,598	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2668/1735	9/19/2023	WD	Q	I	01	379,000
GRANTOR: MILLER GRAHAM C						
GRANTEE: DIXON BRENDEN PAUL						
2316/1938	10/25/2019	WD	Q	I	01	258,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MILLER GRAHAM C & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W14 S8 S8 W14 N8 W11 W1 S35 E20 S6 E7 S14 E13 N63 $
FGR=[YR=2019;ORIG=-40,43] S23 E20 N11 N12 W20 $
FSP=[YR=2019;ORIG=-14,8] W14 S8 E14 N8 $
FOP=[YR=2019;ORIG=-20,55] E7 N6 W7 S6 $
PTO=[YR=2024;ORIG=-14,8] W14 W11 N10 E25 S2 S8 $
.

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	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