LOT 69
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

CHATFIELD WILLIAM F JR & LAURIE J
79096 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1604-0069-0000

BUILDING CHARACTERISTICS

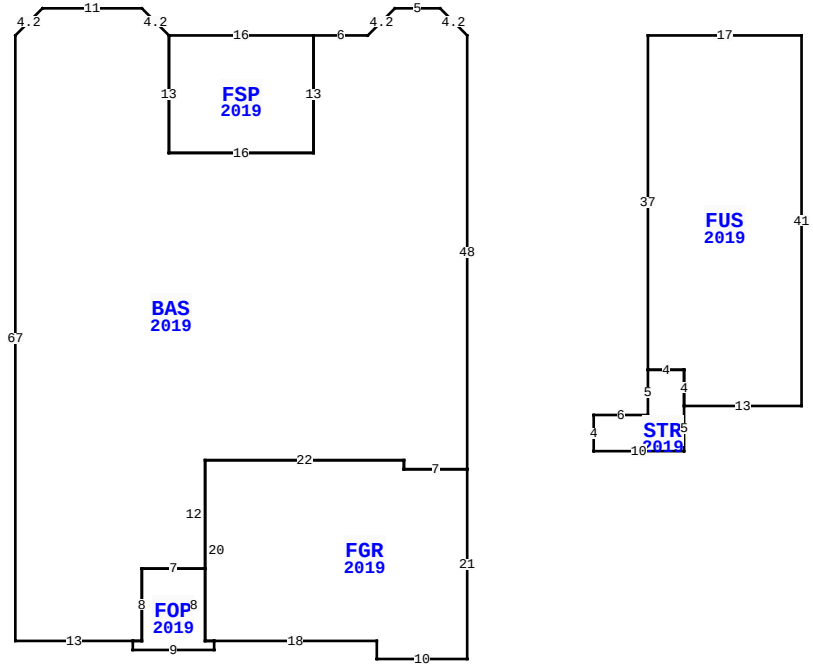
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,579	100	2019	2,579	301,894
FGR	593	55	2019	326	38,162
FOP	65	30	2019	20	2,341
FSP	208	40	2019	83	9,716
FUS	681	100	2019	681	79,717
STR	60	10	2019	6	702
TOTALS	4,186			3,695	432,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,695	114.3450	120.06	443,622	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2020 Heated Area: 3260 HX Base Yr 2020



79096 PLUMMERS 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		432,531
TOTAL MARKET OB/XF VALUE		3,430
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		500,961
SOH/AGL Deduction		126,192
ASSESSED VALUE		374,769
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		323,358
TOTAL JUST VALUE		500,961
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008205	CO ISSUED	0	12/26/2019
19004620	NEW CONSTR	433,811	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2329/1989	12/30/2019	WD	Q	I	01	453,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CHATFIELD WILLIAM F						
2277/0201	5/24/2019	WD	Q	V	05	182,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W5 D3 L3 W6 FSP=[YR=2019] W16 S13 E16 N13$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E13 FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] E18 S2 E10 N21 W7 N1 W22 S20 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N12 E22 S1 E7 N48$ PTR=E20 FUS=[YR=2019] E17 S41 W13 STR=[YR=2019] S5 W10 N4 E6 N5 E4 S4$ N4 W4 N37$ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 3,430

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