LOT 78
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

QUINTANA PEDRO A & AMPARO
79206 PLUMMERS CREEK DRIVE
YULEE, FL 32097

**2026**

**12-2N-26-1604-0078-0000**

## BUILDING CHARACTERISTICS

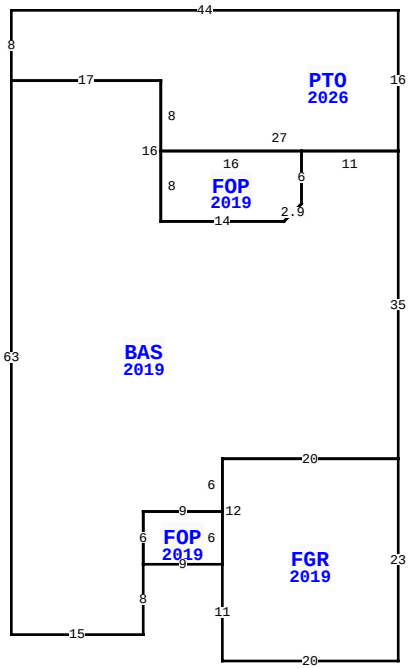
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 08 | CLAY TILE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 1,904 | 100 | 2019 | 1,904 | 255,311 |
| FGR | 460 | 55 | 2019 | 253 | 33,925 |
| FOP | 54 | 30 | 2019 | 16 | 2,145 |
| FOP | 126 | 30 | 2019 | 38 | 5,095 |
| PTO | 568 | 5 | 2026 | 28 | 3,755 |
| TOTALS | 3,112 | | | 2,239 | 300,232 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,239 | 130.9770 | 137.53 | 307,930 | 2019 | 2019 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SINGLE FAM 100% - 2020 Heated Area: 1904 HX Base Yr 2020




79206 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 | | 300,232 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 365,232 |
| SOH/AGL Deduction | | 166,416 |
| ASSESSED VALUE | | 198,816 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 147,405 |
| TOTAL JUST VALUE | | 365,232 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 337,525 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19001632 | CO ISSUED | 0 | 02/20/2019 |
| 18007254 | NEW CONSTR | 255,766 | 10/01/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2258/0871 | 2/27/2019 | WD | Q | I | 02 | 274,400 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: QUINTANA PEDRO A & | | | | | | |
| 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;ORIG=0,0] W11 S6 D2L2 W14 N16 W17 S63 E15 N8 N6 E9 N6 E20 N35 $
FGR=[YR=2019;ORIG=-20,47] S11 E20 N23 W20 S12 $
FOP=[YR=2019;ORIG=-11,0] W16 S8 E14 U2R2 N6 $
FOP=[YR=2019;ORIG=-29,47] E9 N6 W9 S6 $
PTO=[YR=2026;ORIG=-44,-16] S8 E17 S8 E27 N16 W44 $
.

## 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