LOT 82
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

HORNE CHRISTOPHER JAMES/ROSZELL TYLER CHRISTINE JO
79230 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2026

12-2N-26-1604-0082-0000

BUILDING CHARACTERISTICS

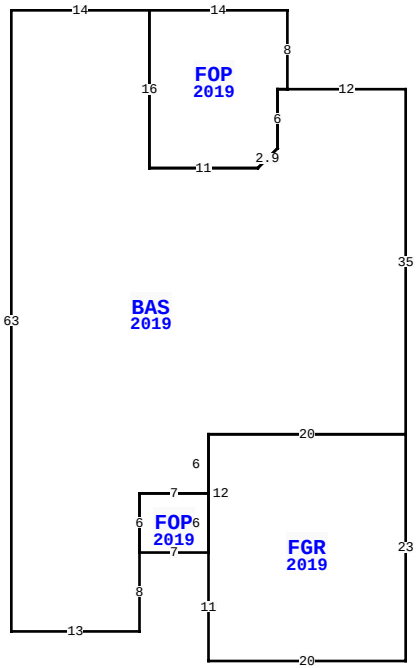
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,712	100	2019	1,712	223,139
FGR	460	55	2019	253	32,975
FOP	42	30	2019	13	1,695
FOP	214	30	2019	64	8,342
TOTALS	2,428			2,042	266,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,042	127.3118	133.68	272,975	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 0% - 0 Heated Area: 1712 HX Base Yr



79230 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	266,151
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	331,151
SOH/AGL Deduction	0
ASSESSED VALUE	331,151
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,151
TOTAL JUST VALUE	331,151
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009383	CO ISSUED	0	08/31/2019
19009383	CO ISSUED	0	08/31/2019
19002275	NEW CONSTR	238,207	04/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2315/0472	10/22/2019	WD	Q	I	01	252,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HORNE CHRISTOPHER J						
2275/0937	5/15/2019	WD	Q	V	05	713,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 FOP=[YR=2019] N8 W14 S16 E11 U2 R2 N6 E1$ W1 S6 D2 L2 W11 N16 W14 S63 E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S11 E20 N23 W20 S12$ N6 W7 S6$ N6 E7 N6 E20 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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