LOT 98
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

KILPATRICK STEPHEN AUSTIN & DEBRA HARRELL
79356 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1604-0098-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

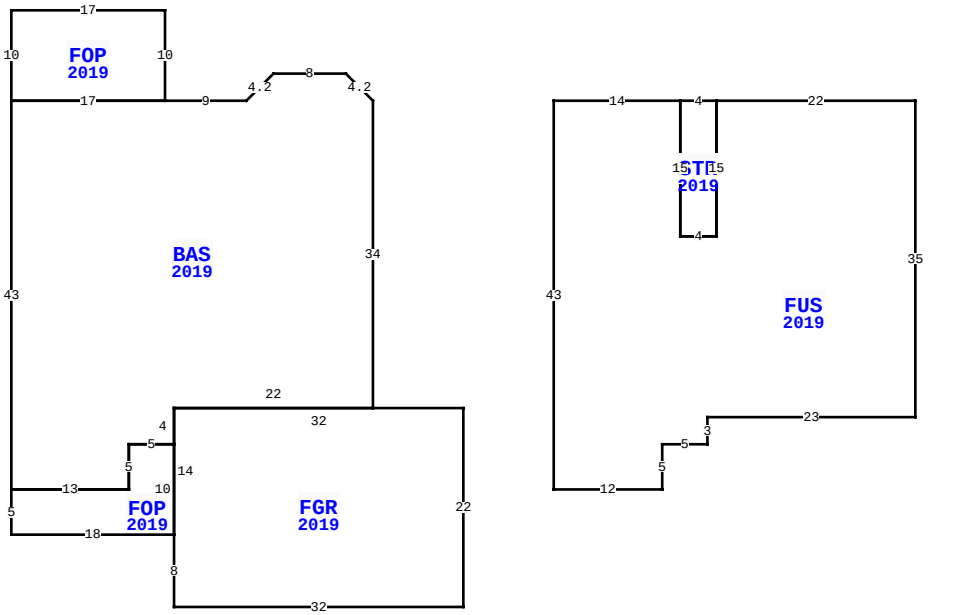
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,530	100	2019	1,530	187,581
FGR	704	55	2019	387	47,446
FOP	115	30	2019	34	4,169
FOP	170	30	2019	51	6,252
FUS	1,451	100	2019	1,451	177,895
STR	60	10	2019	6	736
TOTALS	4,030			3,459	424,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,459	119.8208	125.81	435,177	2019	2019	0	0	0	2.55	97.45

1 SINGLE FAM 100% - 2020 Heated Area: 2981 HX Base Yr 2020



79356 PLUMMERS CREEK DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		424,080
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		489,080
SOH/AGL Deduction		149,369
ASSESSED VALUE		339,711
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		288,300
TOTAL JUST VALUE		489,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009605	CO ISSUED	0	05/28/2019
18009605	NEW CONSTR	403,033	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2280/1488	5/30/2019	WD	Q	I	01	355,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KILPATRICK STEPHEN						
2255/1912	2/14/2019	WD	Q	V	05	236,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W8 D3 L3 W9 FOP=[YR=2019] N10 W17 S10 E17$ W17 S43 FOP=[YR=2019] S5 E18 FGR=[YR=2019] S8 E32 N22 W32 S14$ N10 W5 S5 W13 $ E13 N5 E5 N4 E22 N34$ PTR= E20 FUS=[YR=2019] E14 STR=[YR=2019] E4 S15 W4 N15$ S15 E4 N15 E22 S35 W23 S3W5 S5 W12 N43$ 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	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