LOT 100
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

CONLEY LASHELBY DOMINIQUE & EBONY IVORY
79368 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2026

12-2N-26-1604-0100-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

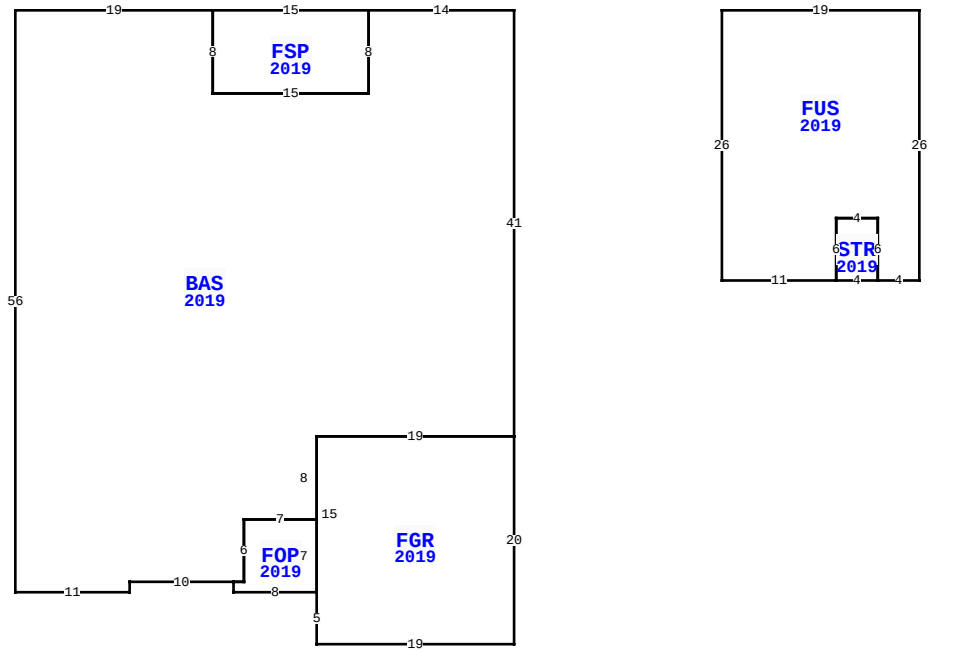
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	2,223	100	2019	2,223	278,480
FGR	380	55	2019	209	26,182
FOP	50	30	2019	15	1,879
FSP	120	40	2019	48	6,013
FUS	470	100	2019	470	58,878
STR	24	10	2019	2	250
TOTALS	3,267			2,967	371,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,967	122.4256	128.55	381,408	2019	2019	0	0	0	2.55	97.45

1 SINGLE FAM 100% - 2022 Heated Area: 2693 HX Base Yr 2022



79368 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		371,682
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		436,682
SOH/AGL Deduction		88,639
ASSESSED VALUE		348,043
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		296,632
TOTAL JUST VALUE		436,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012164	CO ISSUED	0	11/25/2019
19006446	NEW CONSTR	352,343	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2327/0768	12/19/2019	WD	Q	I	01	318,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CONLEY LASHELBY DOM						
2292/0961	7/19/2019	WD	U	V	11	100
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FSP=[YR=2019] W15 S8 E15 N8$ S8 W15 N8 W19 S56 E11 N1 E10 FOP=[YR=2019] S1 E8 FGR=[YR=2019] S5 E19 N20 W19 S15$ N7 W7 S6 W1$ E1 N6 E7 N8 E19 N41$ PTR=E20 FUS=[YR=2019] E19 S26 W4 STR=[YR=2019] W4 N6 E4 S6$ N6 W4 S6 W11 N26$ 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

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	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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS