LOT 103
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

EDWARDS IRVING P JR & CORA S L/E/
79386 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1604-0103-0000

BUILDING CHARACTERISTICS

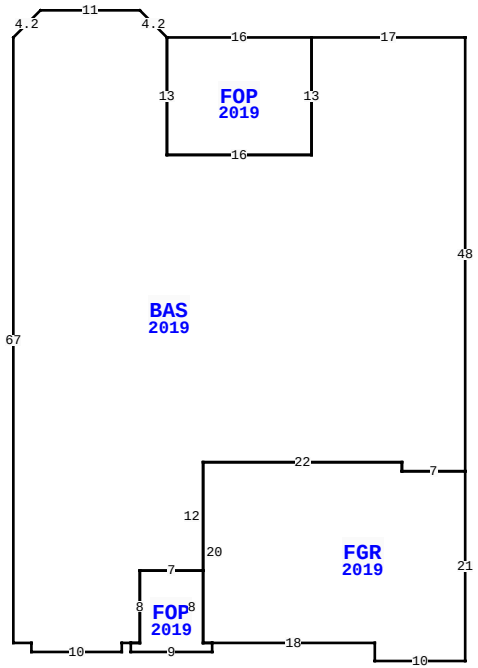
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,565	100	2019	2,565	322,947
FGR	593	55	2019	326	41,045
FOP	65	30	2019	20	2,518
FOP	208	30	2019	62	7,806
TOTALS	3,431			2,973	374,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,973	123.0460	129.20	384,112	2019	2019	0	0	0	2.55	97.45

1 SINGLE FAM 100% - 2022 Heated Area: 2565 HX Base Yr 2022



79386 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		374,317
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		439,317
SOH/AGL Deduction		88,455
ASSESSED VALUE		350,862
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		299,451
TOTAL JUST VALUE		439,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005874	CO ISSUED	0	10/16/2019
19005874	NEW CONSTR	349,069	06/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/709	4/17/2024	LE	U	I	11	100
GRANTOR: EDWARDS IRVING PAUL J						
GRANTEE: EDWARDS IRVING PAUL						
2707/707	4/17/2024	QC	U	I	11	100
GRANTOR: EDWARDS IRVING P JR &						
GRANTEE: EDWARDS IRVING P JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 FOP=[YR=2019] W16 S13 E16 N13$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E2 S1 E10 N1 E1 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$.

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