LOT 109
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

GREGORY DOUGLAS J & PAULINE B
79422 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2026

12-2N-26-1604-0109-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

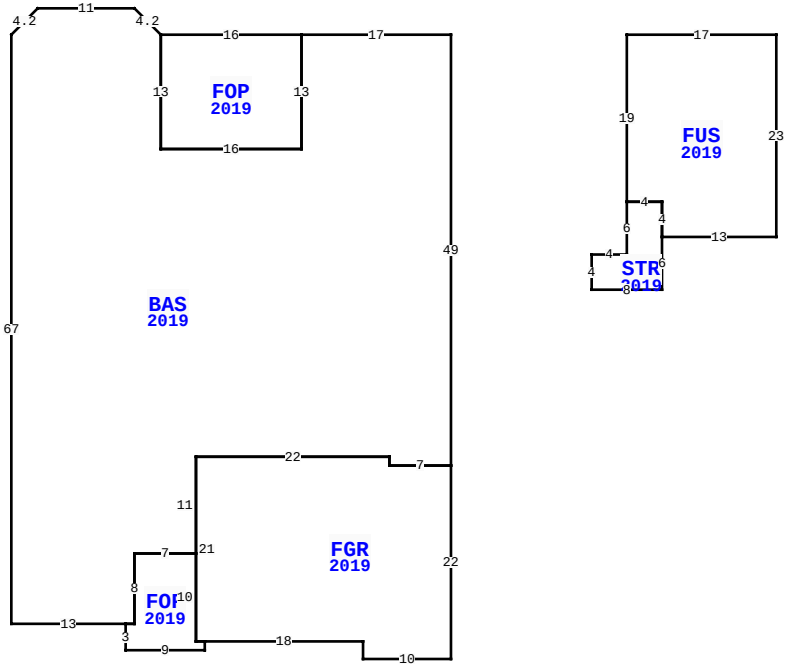
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,584	100	2019	2,584	317,243
FGR	622	55	2019	342	41,988
FOP	81	30	2019	24	2,946
FOP	208	30	2019	62	7,612
FUS	375	100	2019	375	46,040
STR	56	10	2019	6	737
TOTALS	3,926			3,393	416,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,393	119.9220	125.92	427,247	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2020 Heated Area: 2959 HX Base Yr 2020



79422 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	416,566
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	481,566
SOH/AGL Deduction	119,757
ASSESSED VALUE	361,809
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	310,398
TOTAL JUST VALUE	481,566
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	446,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007198	CO ISSUED	0	07/05/2019
19000560	NEW CONSTR	391,311	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2293/1884	7/22/2019	WD	Q	I	01	368,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GREGORY DOUGLAS J &						
2258/1643	2/28/2019	WD	Q	V	05	472,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 FOP=[YR=2019] W16 S13 E16 N13$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E13 FOP=[YR=2019] S3 E9 N1 FGR=[YR=2019] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N10 W7 S8 W1$ E1 N8 E7 N11 E22 S1 E7 N49 $ PTR=E20 FUS=[YR=2019] E17 S23 W13 STR=[YR=2019] S6 W8 N4 E4 N6 E4 S4$ N4 W4 N19$ 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