LOT 110
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

ROBLEDO JOSEPH & AMANDA
79434 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1604-0110-0000

BUILDING CHARACTERISTICS

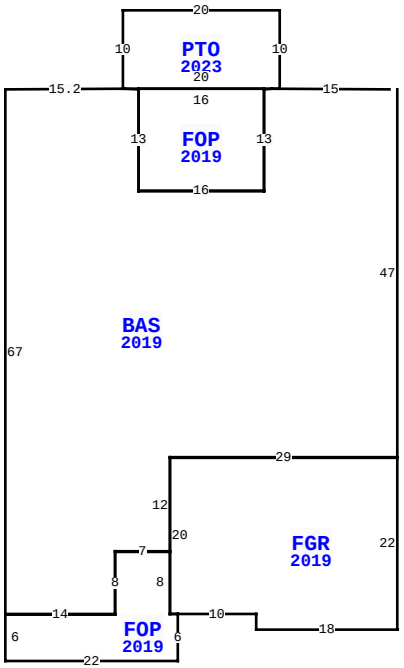
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,507	100	2019	2,507	309,965
FGR	616	55	2019	339	41,914
FOP	188	30	2019	56	6,923
FOP	208	30	2019	62	7,665
PTO	200	5	2023	10	1,236
TOTALS	3,719			2,974	367,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,974	120.7712	126.81	377,133	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2022 Heated Area: 2507 HX Base Yr



79434 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		367,705
TOTAL MARKET OB/XF VALUE		3,430
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		436,135
SOH/AGL Deduction		32,627
ASSESSED VALUE		403,508
TOTAL EXEMPTION VALUE	13	403,508
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		436,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008992	CO ISSUED	0	08/21/2019
19003134	NEW CONSTR	346,037	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2306/1559	9/06/2019	WD	Q	I	02	349,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ROBLEDO JOSEPH & AM						
2270/1337	4/25/2019	WD	Q	V	05	236,000
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=-1,0.1] U0.1L15 D0.1L1 S13 W16 N13
U0.1L1.10 D0.1L15.2 S67 E14 N8 E7 N12 E29 N47 $
FGR=[YR=2019;ORIG=-28,67] E10 S2 E18 N22 W29 S20 E1 $
FOP=[YR=2019;ORIG=-17,0] W16 S13 E16 N13 $
PTO=[YR=2023;ORIG=-35,0] E20 N10 W20 S10 $
FOP=[YR=2019;ORIG=-50,67] S6 E22 N6 W1 N8 W7 S8 W14 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,430

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