

LOT 89
IN OR 2243/1030
PLUMMER CREEK #1 PB 8/28

MESSGEIER THOMAS W & BARBARA J
81049 LOCKHAVEN DRIVE
YULEE, FL 32097

2023

12-2N-26-1601-0089-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		05
NEIGHBORHOOD/LOC	5013.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	1,904	194,723
FGR	441	55	243	24,852
FOP	48	30	14	1,432
FSP	208	40	83	8,488
FUS	379	100	379	38,760
STR	51	10	5	511
USP	320	30	96	9,818
TOTALS	3,351		2,724	278,586

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,724	117.4320	105.98	288,690	2014	2014	0	0	0	3.50	96.50

1 SINGLE FAM - 100% - 2019 Heated Area: 2283 HX Base Yr 2019

The diagram shows a large rectangular lot with several internal divisions. The areas are labeled as follows:

- USP 2021**: A small rectangular area at the top left, with dimensions 32 (width) and 10 (height).
- FSP 2021**: A rectangular area below USP 2021, with dimensions 16 (width) and 13 (height).
- BAS 2014**: A large rectangular area on the left side, with dimensions 44 (width) and 49 (height).
- STR 2014**: A small rectangular area at the top right, with dimensions 10 (width) and 10 (height).
- FUS 2014**: A rectangular area below STR 2014, with dimensions 17 (width) and 20 (height).
- FOP 2014**: A small rectangular area at the bottom left, with dimensions 6 (width) and 6 (height).
- FGR 2014**: A rectangular area at the bottom right, with dimensions 21 (width) and 21 (height).

Dimensions for the overall lot and internal divisions are provided in feet. The lot is 32 feet wide and 49 feet high. The internal divisions are as follows:

- USP 2021: 32' x 10'
- FSP 2021: 16' x 13'
- BAS 2014: 44' x 49'
- STR 2014: 10' x 10'
- FUS 2014: 17' x 20'
- FOP 2014: 6' x 6'
- FGR 2014: 21' x 21'