

LOT 103
IN OR 1959/1136
PLUMMER CREEK #1 PB 8/28

WEHRUNG LLOYD B III
80037 CATTAIL CR
YULEE, FL 32097

2023

12-2N-26-1601-0103-0000



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	14	CARPET 60		
Interior Floo	11	CLAY TILE 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		6 100		
Bathrooms		4 100		
Frame	02	WOOD FRAME 100		
Stories		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	2,588	100	2,588	242,000
FGR	559	55	307	28,707
FOP	65	30	20	1,870
FOP	368	30	110	10,286
FUS	1,003	100	1,003	93,789
STR	36	10	4	374
TOTALS	4,619		4,032	377,026

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,032	107.3688	96.90	390,701	2014	2014	0	0	3.50	96.50

1 SINGLE FAM - 100% - 2016