

LOT 41
IN OR 2103/1949
PLUMMER CREEK PHASE TWO A

WHITE FELIX N III & JESSICA N
88535 WAXWING CT
YULEE, FL 32097

2023

12-2N-26-1602-0041-0000



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 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		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	1,924	100	1,924	204,296
FGR	440	55	242	25,697
FOP	54	30	16	1,699
FOP	126	30	38	4,035
FUS	467	100	467	49,587
PTO	72	5	4	424
STR	37	10	4	424
TOTALS	3,120		2,695	286,163

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,695	120.0528	108.35	292,003	2017	2017	0	0	2.00	98.00	

1 SINGLE FAM - 100% - 2019