

LOT 47
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

CONN STEWART & CARRIE L
79039 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2023

12-2N-26-1604-0047-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	08	IRREGULAR 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		5 100		
Bathrooms		4 100		
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	5015.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	1,414	140,280
FGR	646	55	355	35,219
FOP	134	30	40	3,968
FSP	400	40	160	15,874
FUS	1,845	100	1,845	183,038
STR	70	10	7	694
TOTALS	4,509		3,821	379,073

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,821	111.0375	100.21	382,902	2019	2019	0	0	1.00	99.00

1 SINGLE FAM - 100% - 2020 Heated Area: 3259 HX Base Yr 2020

Floor plan diagram showing building layout with dimensions and room labels:

- FOP 2019: 6x10
- FGR 2019: 21x22
- BAS 2019: 37x52
- FUS 2019: 20x52
- STR 2019: 7x7

BLD DATE	LGL DATE
XF DATE	LAND DATE