

LOT 99
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

ROSS ADAM & SARAH
79362 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1604-0099-0000



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		3.5 100		
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	1,488	100	1,488	150,907
FGR	770	55	424	43,001
FOP	110	30	33	3,347
FOP	120	30	36	3,651
FUS	1,459	100	1,459	147,965
STR	60	10	6	609
TOTALS	4,007		3,446	349,478

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,446	113.5050	102.44	353,008	2019	2019	0	0	1.00	99.00

1 SINGLE FAM - 100% - 2020