

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

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

2024

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



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 50		
Interior Floo	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	203,914
FGR	441	55	243	26,025
FOP	48	30	14	1,500
FSP	208	40	83	8,889
FUS	379	100	379	40,590
STR	51	10	5	536
USP	320	30	96	10,282
TOTALS	3,351		2,724	291,733

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	111.56	303,889	2014	2014	0	0	0	4.00	96.00

1 SINGLE FAM - 100% - 2019

Heated Area: 2283

HX Base Yr 2019

The diagram shows a large rectangular lot with several smaller areas within it. The main area is labeled 'BAS 2014'. To the top left is 'USP 2021'. Below that is 'FSP 2021'. To the right of 'USP 2021' is 'STR 2021'. Below 'STR 2021' is 'FUS 2014'. To the bottom left of 'BAS 2014' is 'FOP 2014'. To the bottom right of 'BAS 2014' is 'FGR 2014'. Dimensions are provided for each area and the overall lot.

BLD DATE		LGL DATE
XF DATE		LAND DATE