

LOT 112  
IN OR 1928/613  
PLUMMER CREEK #1 PB 8/28

MCCOY NATHANIEL S & LESLIE  
83347 PURPLE MARTIN DR  
YULEE, FL 32097

2024

12-2N-26-1601-0112-0000



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 16               | WD FR STUC 100   |              |                      |
| Roof Structure           | 08               | IRREGULAR 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floor           | 08               | SHT VINYL 60     |              |                      |
| Interior Floor           | 14               | CARPET 40        |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 3 100            |              |                      |
| Bathrooms                |                  | 2 100            |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |              |                      |
| Stories                  |                  | 1. 1. 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                      | 1,771            | 100              | 1,771        | 183,523              |
| FGR                      | 400              | 55               | 220          | 22,798               |
| FOP                      | 42               | 30               | 13           | 1,348                |
| FOP                      | 110              | 30               | 33           | 3,420                |
|                          |                  |                  |              |                      |
| TOTALS                   | 2,323            |                  | 2,037        | 211,088              |

# MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| 0100 | 01  | 2,037     | 114.2190    | 108.51         | 221,035        | 2014 | 2014 | 0    | 0    | 0 | 4.50 | 95.50  |

1 SINGLE FAM - 100% - 2015

Heated Area: 1771

HX Base Yr 2015

The diagram is a floor plan with the following dimensions and labels:

- FOP 2014** (top left): A rectangular area with a width of 12 and a height of 6. A small section of 2.9 is indicated at the bottom left.
- BAS 2014** (center): A large rectangular area with a width of 14 and a height of 63. A small section of 4 is indicated at the bottom left.
- FGR 2014** (bottom left): A rectangular area with a width of 20 and a height of 20. A small section of 10 is indicated at the bottom left.
- FOP6 2014** (bottom right): A small rectangular area with a width of 7 and a height of 7. A small section of 13 is indicated at the bottom left.

|          |  |
|----------|--|
| BLD DATE |  |
| XF DATE  |  |

|           |  |
|-----------|--|
| LGL DATE  |  |
| LAND DATE |  |