

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

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

2024

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	146,926
FGR	646	55	355	36,887
FOP	134	30	40	4,157
FSP	400	40	160	16,625
FUS	1,845	100	1,845	191,710
STR	70	10	7	727

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	105.49	403,077	2019	2019	0	0	1.50	98.50

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