

LOT 51
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

KORKA WILLIAM JOHN & ALLISON QUERY
85506 RED KNOT WAY
YULEE, FL 32097

2024

12-2N-26-1604-0051-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TITL 70		
Interior Floo	14	CARPET 30		
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	5015.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	1,916	216,035
FGR	440	55	242	27,286
FOP	54	30	16	1,805
FOP	262	30	79	8,907
TOTALS	2,672		2,253	254,032

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,253	120.4959	114.47	257,901	2019	2019	0	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2024												
Heated Area: 1916												
HX Base Yr 2024												
The floor plan diagram shows a single-family home layout. The main living area (BAS 2019) is a large rectangle with a width of 63 and a depth of 36. A front porch (FOP 2019) is attached to the top side of the BAS, with a width of 16 and a depth of 17. A garage (FGR 2019) is attached to the bottom side of the BAS, with a width of 20 and a depth of 22. The total heated area is 1916. The diagram also shows various other dimensions for the rooms and their connections.												