

LOT 57
IN OR 2114/215
PLUMMER CREEK #1 PB 8/28

TUCKER ROBERT CLAY & JESSICA DAWN HOLMES
82038 HOODED WARBLER CT
YULEE, FL 32097

2025

12-2N-26-1601-0057-0000



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	14	CARPET 60			
Interior Floo	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,044	100	2016	2,044	227,721
FGR	480	55	2016	264	29,412
FOP	40	30	2016	12	1,337
FOP	130	30	2016	39	4,345
TOTALS	2,694			2,359	262,815

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,359	115.4538	115.45	272,347	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM - 100% - 2018

Heated Area: 2044

HX Base Yr 2018

The floor plan diagram illustrates a building layout with three distinct areas labeled in blue: BAS 2016 (the main central area), FOP 2016 (a small rectangular area at the top), and FGR 2016 (a rectangular area at the bottom left). Dimensions are provided for various segments of the perimeter and internal divisions. The top FOP area has a width of 13 and a height of 10. The main BAS area has a top width of 39 and a right-side height of 51. The bottom FGR area has a left-side height of 29 and a bottom width of 20. A small FOP area at the bottom right has a width of 5 and a height of 6. Other dimensions include 11, 13, 19, 24, and 20 for various internal and external segments.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2025

MLU