

LOT 79
IN OR 2202/1282
PLUMMER CREEK #1 PB 8/28

CORBITT MELISSA C
82027 HOODED WARBLER CT
YULEE, FL 32097

2025

12-2N-26-1601-0079-0000



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		08	SHT VINYL 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	2016	1,664	180,102
FGR	739	55	2016	406	43,943
FOP	38	30	2016	11	1,191
FOP	208	30	2016	62	6,711
PTO	130	5	2016	6	649
TOTALS	2,779			2,149	232,596

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,149	112.1610	112.16	241,032	2016	2016	0	0	0	3.50	96.50	

1 SINGLE FAM - 100% - 2019

Heated Area: 1664

HX Base Yr 2019

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/04/2025

MLU