

LOT 103
IN OR 1959/1136
PLUMMER CREEK #1 PB 8/28

WEHRUNG LLOYD B III
80037 CATTAIL CR
YULEE, FL 32097

2025

12-2N-26-1601-0103-0000



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	14	CARPET 60			
Interior Floor	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		6 100			
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	5013.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,588	100	2014	2,588	265,370
FGR	559	55	2014	307	31,480
FOP	65	30	2014	20	2,050
FOP	368	30	2014	110	11,280
FUS	1,003	100	2014	1,003	102,846
STR	36	10	2014	4	410

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,032	107.3688	107.37	432,916	2014	2014	0	0	4.50	95.50

1 SINGLE FAM - 100% - 2016 Heated Area: 3591 HX Base Yr 2016

The floor plan diagram illustrates the layout of a single-family home with a total heated area of 3591. The layout includes several rooms and a central hallway, each labeled with its area and the year 2014. The rooms are: BAS (Bathroom Area, 67), FOP (Front Office, 14), FUS (Front Utility, 19), FGR (Front Garage, 22), and STR (Storage Room, 10). The overall footprint is defined by dimensions: 67 (left side), 14 (bottom left), 9 (bottom left), 17 (bottom left), 10 (bottom left), 22 (bottom left), 7 (bottom left), 11 (bottom left), 19 (bottom left), 21 (bottom left), 7 (bottom left), 10 (bottom left), 14 (bottom left), 17 (bottom left), 19 (bottom left), 21 (bottom left), 7 (bottom left), 10 (bottom left), 14 (bottom left), 17 (bottom left), 19 (bottom left), 21 (bottom left), 7 (bottom left), 10 (bottom left), 14 (bottom left), 17 (bottom left), 19 (bottom left), 21 (bottom left), 7 (bottom left), 10 (bottom left), 14 (bottom left), 17 (bottom left), 19 (bottom left), 21 (bottom left), 7 (bottom left), 10 (bottom left), 14 (bottom left), 17 (bottom left), 19 (bottom left), 21 (bottom left), 7 (bottom left), 10 (bottom left), 14 (bottom left), 17 (bottom left), 19 (bottom left), 21 (bottom left), 7 (bottom left), 10 (bottom left), 14 (bottom left), 17 (bottom left), 19 (bottom left), 21 (bottom left), 7 (bottom left), 10 (bottom 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