

LOT 106  
IN OR 1930/499  
PLUMMER CREEK #1 PB 8/28

GAY JOHN ZACHARY & CRYSTAL A  
83399 PURPLE MARTIN DR  
YULEE, FL 32097

2025

12-2N-26-1601-0106-0000



| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 10               | ABOVE AVG 100    |
| Roof Structur            | 08               | IRREGULAR 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                 |                  | 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      |
| BAS                      | 1,923            | 100              |
| FGR                      | 420              | 55               |
| FOP                      | 54               | 30               |
| FOP                      | 210              | 30               |
| TOTALS                   | 2,607            |                  |

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                                                                                                       |     |           |             |                |                |                   |      |      |                 |   |      |        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|-------------------|------|------|-----------------|---|------|--------|
| TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON | FNCT            |   | NORM | % COND |
| 0100                                                                                                                                                                                                                                                                                                                                                                                                                                     | 01  | 2,233     | 118.5408    | 118.54         | 264,700        | 2014              | 2014 | 0    | 0               | 0 | 4.50 | 95.50  |
| 1 SINGLE FAM - 100% - 2015                                                                                                                                                                                                                                                                                                                                                                                                               |     |           |             |                |                | Heated Area: 1923 |      |      | HX Base Yr 2015 |   |      |        |
| <p>Diagram showing lot dimensions and area calculations:</p> <ul style="list-style-type: none"><li>Top horizontal segments: 25, 15, 14, 14, 15</li><li>Right vertical segment: 43</li><li>Bottom horizontal segments: 21, 19, 13, 7, 21</li><li>Left vertical segment: 50</li><li>Internal vertical segments: 14, 14, 7, 6, 7</li><li>Internal horizontal segments: 13, 9, 6</li><li>Area labels: BAS 2014, FGR 2014, FOP 2014</li></ul> |     |           |             |                |                |                   |      |      |                 |   |      |        |

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

|     |  |
|-----|--|
| MLU |  |
|-----|--|