

LOT 29  
IN OR 2097/135  
PLUMMER CREEK PHASE TWO A

STONE SCOTT R & CARMEN J  
88546 WAXWING CT  
YULEE, FL 32097

2025

12-2N-26-1602-0029-0000



| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 10               | ABOVE AVG 100    |      |              |                      |
| Roof Structure           | 03               | GABLE/HIP 100    |      |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |      |              |                      |
| Interior Floor           | 11               | CLAY TILE 50     |      |              |                      |
| Interior Floor           | 14               | CARPET 50        |      |              |                      |
| Air Condition            | 03               | CENTRAL 100      |      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |      |              |                      |
| Bedrooms                 |                  | 4 100            |      |              |                      |
| Bathrooms                |                  | 3 100            |      |              |                      |
| 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                      | 1,896            | 100              | 2016 | 1,896        | 214,854              |
| FGR                      | 460              | 55               | 2016 | 253          | 28,670               |
| FOP                      | 54               | 30               | 2016 | 16           | 1,813                |
| FSP                      | 254              | 40               | 2020 | 102          | 11,559               |
| FUS                      | 454              | 100              | 2016 | 454          | 51,447               |
| PTO                      | 72               | 5                | 2016 | 4            | 454                  |
| PTO                      | 96               | 5                | 2016 | 5            | 566                  |
| STR                      | 36               | 10               | 2016 | 4            | 454                  |
| TOTALS                   | 3,322            |                  |      | 2,734        | 309,817              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100               | 01  | 2,734     | 117.4320    | 117.43         | 321,054        | 2016 | 2016 | 0    | 0    | 3.50 | 96.50  |

1 SINGLE FAM - 100% - 2017

Heated Area: 2350

HX Base Yr

Floor plan diagram showing various rooms and their market values:

- BAS 2016**: 63
- FSP 2020**: 16, 14, 12, 8, 6, 2.9
- PTO 2016**: 12, 8, 12, 6
- FUS 2016**: 14, 32, 35, 3, 6, 3, 5
- STR 2016**: 3, 6, 3, 5
- FOP 2016**: 9, 6, 14, 9, 8
- FGR 2016**: 20, 23, 20, 3, 14, 6

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/04/2025

MLU