

LOT 36
PLUMMER CREEK PHASE TWO A
PBK 8/142

PEREZ MICHAEL C
88575 WAXWING CT
YULEE, FL 32097

2025

12-2N-26-1602-0036-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	08	IRREGULAR 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	1,704	100	2016	1,704	201,159
FGR	460	55	2016	253	29,867
FOP	42	30	2016	13	1,535
FSP	110	40	2016	44	5,195
FUS	383	100	2016	383	45,214
PTO	56	5	2016	3	354
STR	37	10	2016	4	472
TOTALS	2,792			2,404	283,795

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,404	122.9655	122.97	295,620	2016	2016	0	0	0	4.00	96.00
1 SINGLE FAM - 100% - 2017				Heated Area: 2087				HX Base Yr 2017				