

LOT 57
IN OR 2080/89
PLUMMER CREEK PHASE TWO A

FRIED EUGENE C & MICHELE
86037 BLACK TERN DR
YULEE, FL 32097

2025

12-2N-26-1602-0057-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 50			
Interior Floo	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		0 100			
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	1,909	100	2016	1,909	218,909
FGR	696	55	2016	383	43,919
FOP	48	30	2016	14	1,605
FOP	224	30	2016	67	7,683
FUS	392	100	2016	392	44,951
STR	58	10	2016	6	688
TOTALS	3,327			2,771	317,756

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,771	119.4480	119.45	330,996	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM - 100% - 2017