

LOT 10
PLUMMER CREEK PHASE TWO B
PBK 8/170

BENTON RITCHIE C & JANICE M
85763 BLACK TERN DRIVE
YULEE, FL 32097

2025

12-2N-26-1603-0010-0000



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	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	5014.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,927	100
FGR	441	55
FOP	48	30
FSP	224	40
FUS	379	100
STR	49	10
TOTALS	3,068	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,658	119.4480	119.45	317,498	2018	2018	0	0	2.50	97.50

1 SINGLE FAM - 100% - 2023

Heated Area: 2306

HX Base Yr 2023

The floor plan consists of several interconnected rooms with the following dimensions and labels:

- BAS 2018**: A large central room with a vertical dimension of 49 on the left and 43 on the right. It is connected to other rooms via horizontal and vertical lines with dimensions 8, 4.2, 10, 2, 16, 14, 16, 21, 8, 14, 19, 8, 6, 8, 7, and 21.
- FGR 2018**: A room at the bottom left with a vertical dimension of 21 on the left and 21 at the bottom. It is connected to the BAS room via a horizontal line with dimension 21 and a vertical line with dimension 8.
- FOP 2018**: A small room at the bottom right, connected to the FGR room via a horizontal line with dimension 8 and a vertical line with dimension 6. It has a vertical dimension of 8 on its right side.
- FSP 2018**: A room at the top right, connected to the BAS room via a horizontal line with dimension 16 and a vertical line with dimension 14. It has a vertical dimension of 14 on its right side and a horizontal dimension of 16 at the bottom.
- FUS 2018**: A room to the right of the FSP room, with a vertical dimension of 20 on the left and 20 at the bottom. It is connected to the FSP room via a horizontal line with dimension 17 and a vertical line with dimension 4.
- STR 2018**: A small room at the top right, connected to the FUS room via a horizontal line with dimension 4 and a vertical line with dimension 7. It has a vertical dimension of 3 on its left side and a horizontal dimension of 11 at the top.

BLD DATE	LGL DATE
YE DATE	LAND DATE