

LOT 26
PLUMMER CREEK PHASE TWO B
PBK 8/170

SOUTHERN AMANDA J
85758 BLACK TERN DR
YULEE, FL 32097

2025

12-2N-26-1603-0026-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 60			
Interior Floo	14	CARPET 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	5014.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	2018	1,916	222,603
FGR	440	55	2018	242	28,116
FOP	54	30	2018	16	1,859
FOP	126	30	2018	38	4,415
PTO	96	5	2018	5	581
UOP	399	20	2025	80	9,295
TOTALS	3,031			2,297	266,868

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,297	119.1582	119.16	273,711	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2021						Heated Area: 1916		HX Base Yr 2021			