

LOT 39
IN OR 2187/1320
PLUMMER CREEK PHASE TWO B

DAVIS JASON & CHARLOTTE
78683 GOLDFINCH LANE
YULEE, FL 32097

2025

12-2N-26-1603-0039-0000



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		6 100			
Bathrooms		4 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,316	100	2018	2,316	262,842
FGR	399	55	2018	219	24,855
FOP	132	30	2018	40	4,540
FSP	112	40	2018	45	5,107
FUS	470	100	2018	470	53,340
STR	56	10	2018	6	681
TOTALS	3,485			3,096	351,365

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,096	116.4030	116.40	360,374	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM - 100% - 2019

Heated Area: 2786

HX Base Yr 2019

The floor plan diagram illustrates the layout of a single-family home with various rooms and their dimensions. The rooms are labeled with blue text: BAS 2018, FSP 2018, FOP 2018, FGR 2018, FUS 2018, and STR 2018. The dimensions are shown in feet and inches. The layout includes a large central room (BAS 2018) with a width of 56 feet and a height of 49 feet. To the left of this room is a smaller room (FSP 2018) with a width of 18 feet and a height of 16 feet. Below the FSP 2018 room is another room (FOP 2018) with a width of 11 feet and a height of 11 feet. To the right of the FOP 2018 room is a room (FGR 2018) with a width of 20 feet and a height of 21 feet. Above the FGR 2018 room is a room (FUS 2018) with a width of 19 feet and a height of 26 feet. To the right of the FUS 2018 room is a room (STR 2018) with a width of 10 feet and a height of 10 feet. The overall dimensions of the house are 56 feet wide and 49 feet high.