

LOT 54
IN OR 2208/1113
PLUMMER CREEK PHASE TWO B

ANDRADE BRIAN & JULIENNE P
78574 GOLDFINCH LN
YULEE, FL 32097

2025

12-2N-26-1603-0054-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 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		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
BAS	2,245	100
FGR	380	55
FOP	58	30
FSP	128	40
TOTALS	2,811	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,522	114.4080	114.41	288,542	2018	2018	0	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2019				Heated Area: 2245				HX Base Yr 2019				