

LOT 37
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

GRAYBIEL JAMES E/RYAN JAN M
79111 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1604-0037-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 70			
Interior Floor	14	CARPET 30			
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	5015.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	2019	1,916	226,260
FGR	440	55	2019	242	28,578
FOP	54	30	2019	16	1,889
FSP	262	40	2019	105	12,400
TOTALS	2,672			2,279	269,128

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,279	120.4959	120.50	274,620	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2025 Heated Area: 1916 HX Base Yr 2025											
79111 PLUMMERS CREEK DR, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/04/2025 MLU											

TOTALS		2,072				2,219		209,126		79111 PLUMMERS CREEK DR, YULEE					XF DATE		LAND DATE		04/04/2025		MLU	
															INC DATE		AG DATE					
EXTRA FEATURES																						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS		UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
1	0810	CONCRETE A	0	100	0	0	670.00		SF	6.50	6.50	100	2019	2019	3	97	4,224					
2	0500	FP-PRE FAB	0	100	0	0	1.00		UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430					