

LOT 74
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

OLKOV VITALIY
85533 RED KNOT WAY
YULEE, FL 32097

2025

12-2N-26-1604-0074-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	08	IRREGULAR 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		5 100			
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	5015.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,537	100	2019	2,537	276,074
FGR	593	55	2019	326	35,475
FOP	65	30	2019	20	2,177
FOP	208	30	2019	62	6,746
FUS	681	100	2019	681	74,106
STR	80	10	2019	8	870
TOTALS	4,164			3,634	395,449

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,634	111.0375	111.04	403,519	2019	2019	0	0	2.00	98.00

1 SINGLE FAM - 0% - 0