

LOT 99
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

ROSS ADAM & SARAH
79362 PLUMMERS CREEK DR
YULEE, FL 32097

2025

12-2N-26-1604-0099-0000



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		5 100			
Bathrooms		3.5 100			
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	1,488	100	2019	1,488	165,510
FGR	770	55	2019	424	47,162
FOP	110	30	2019	33	3,671
FOP	120	30	2019	36	4,004
FUS	1,459	100	2019	1,459	162,285
STR	60	10	2019	6	667
TOTALS	4,007			3,446	383,299

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,446	113.5050	113.50	391,121	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2020						Heated Area: 2947		HX Base Yr 2020			
The floor plan diagram illustrates a building layout with several labeled areas and dimensions. The areas are: BAS 2019 (a large central rectangular area), FGR 2019 (a rectangular area at the bottom left), FOP 2019 (a small rectangular area at the top center), FUS 2019 (a large rectangular area on the right), and another FOP 2019 (a small rectangular area at the bottom center). Dimensions are provided for various sections: BAS 2019 has a top width of 36, a right height of 43, and a left height of 34. FGR 2019 has a top width of 22, a right height of 14, and a bottom width of 35. FOP 2019 (top) has a top width of 12, a right height of 10, and a bottom width of 12. FUS 2019 has a top width of 22, a right height of 43, and a bottom width of 13. The other FOP 2019 has a top width of 10, a right height of 5, and a bottom width of 17. There are also dimensions for the connecting lines between these areas.											
BLD DATE			LGL DATE								