

LOT 15  
IN OR 1982/586  
PLUMMER CREEK #1 PB 8/28

NESS JASON R & CELINA N  
79845 PLUMMER CREEK DR  
YULEE, FL 32097

2026

12-2N-26-1601-0015-0000



| 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                 |                  | 6 100            |      |              |                      |
| Bathrooms                |                  | 3 100            |      |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |      |              |                      |
| Stories                  | 2.               | 2. 100           |      |              |                      |
| Units                    |                  | 0 100            |      |              |                      |
| Occupancy                | 00               | NONE 100         |      |              |                      |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
| Quality                  | 05               | Quality Level 05 |      |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |      |              |                      |
| MAP NUM                  |                  | MKT AREA         |      |              | 05                   |
| NEIGHBORHOOD/LOC         | 5013.00          |                  |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,973            | 100              | 2013 | 1,973        | 239,884              |
| FGR                      | 758              | 55               | 2013 | 417          | 50,700               |
| FOP                      | 48               | 30               | 2013 | 14           | 1,702                |
| FSP                      | 224              | 40               | 2013 | 90           | 10,942               |
| FUS                      | 470              | 100              | 2013 | 470          | 57,144               |
| STR                      | 45               | 10               | 2013 | 4            | 487                  |
| TOTALS                   | 3,518            |                  |      | 2,968        | 360,861              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
| 0100               | 01  | 2,968     | 122.5290    | 128.66         | 381,863        | 2013 | 2013 | 0    | 0    | 0 | 5.50 | 94.50  |

1 SINGLE FAM 100% - 2020Heated Area: 2443HX Base Yr 2020

The floor plan diagram illustrates the layout of a single-family home with a heated area of 2443 square feet. The plan includes several rooms and areas, each labeled with a code and the year 2013. The dimensions for each area are as follows:

- BAS 2013**: 47' x 10' (main area) and 4.2' x 8' (small area).
- FGR 2013**: 21' x 12' (main area) and 11' x 23' (small area).
- FOP 2013**: 8' x 6' (small area).
- FSP 2013**: 14' x 16' (small area).
- FUS 2013**: 26' x 19' (main area) and 3' x 8' (small area).
- STR 2013**: 4' x 7' (small area).

The diagram also shows various other dimensions for the overall layout, including 16', 19', 22', 26', and 43'.

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/09/2026 |

MLU