

LOT 39
IN OR 2071/1576
PLUMMER CREEK PHASE TWO A

SMITH RENNIS D & TABATHA T
88551 WAXWING CT
YULEE, FL 32097

2026

12-2N-26-1602-0039-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 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		4 100			
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	1,704	100	2016	1,704	220,111
FGR	440	55	2016	242	31,260
FOP	49	30	2016	15	1,938
FSP	110	40	2016	44	5,683
FUS	383	100	2016	383	49,474
STR	37	10	2016	4	517
TOTALS	2,723			2,392	308,983

MARKET ADJUSTMENTS																					
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
0100	01	2,392	128.8210	135.26	323,542	2016	2016	0	0	0	4.50	95.50									
1 SINGLE FAM			100% - 2019	Heated Area: 2087				HX Base Yr 2019													