

LOT 41
IN OR 2142/881
PLUMMER CREEK PHASE TWO B

WESTFAL JOSEPH GARY
78667 GOLDFINCH LANE
YULEE, FL 32097

2026

12-2N-26-1603-0041-0000



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			4 100		
Bathrooms			4 100		
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		5014.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2017	1,488	176,877
FGR	936	55	2017	515	61,218
FOP	60	30	2017	18	2,139
FSP	160	40	2021	64	7,608
FUS	1,477	100	2017	1,477	175,569
STR	42	10	2017	4	476
TOTALS	4,163			3,566	423,886

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,566	117.3150	123.18	439,260	2017	2017	0	0	0	3.50 96.50

1 SINGLE FAM 100% - 2018

Heated Area: 2965

HX Base Yr 2018

Floor plan diagram showing building layout with area labels: BAS 2017, FGR 2017, FOP 2017, FSP 2021, FUS 2017. Dimensions are provided for various sections.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2026

MLU