

LOT 39
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

KIRK CHRISTOPHER J/FIORELLI-KIRK RACHAEL B
79099 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2026

12-2N-26-1604-0039-0000



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	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	5015.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,928	100
FGR	460	55
FOP	54	30
FOP	126	30
FUS	464	100
STR	52	10
TOTALS	3,084	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,704	125.1360	131.39	355,279	2019	2019	0	0	2.50	97.50
1 SINGLE FAM 100% - 2023 Heated Area: 2392 HX Base Yr 2023											
The floor plan diagram illustrates a residential layout with several distinct areas, each labeled with a code and the year 2019. The areas are: BAS 2019 (a large central rectangular area), FOP 2019 (a small rectangular area at the top left), FGR 2019 (a rectangular area at the bottom left), FUS 2019 (a rectangular area at the top right), and STR 2019 (a small rectangular area at the bottom right). Dimensions are provided for each area, such as 17, 16, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 0.5, 0.2, 0.1, 0.05, 0.02, 0.01, 0.005, 0.002, 0.001, 0.0005, 0.0002, 0.0001, 0.00005, 0.00002, 0.00001, 0.000005, 0.000002, 0.000001, 0.0000005, 0.0000002, 0.0000001, 0.00000005, 0.00000002, 0.00000001, 0.000000005, 0.000000002, 0.000000001, 0.0000000005, 0.0000000002, 0.0000000001, 0.00000000005, 0.00000000002, 0.00000000001, 0.000000000005, 0.000000000002, 0.000000000001, 0.0000000000005, 0.0000000000002, 0.0000000000001, 0.00000000000005, 0.00000000000002, 0.00000000000001, 0.000000000000005, 0.000000000000002, 0.000000000000001, 0.0000000000000005, 0.0000000000000002, 0.0000000000000001, 0.00000000000000005, 0.00000000000000002, 0.00000000000000001, 0.000000000000000005, 0.000000000000000002, 0.000000000000000001, 0.0000000000000000005, 0.0000000000000000002, 0.0000000000000000001, 0.00000000000000000005, 0.00000000000000000002, 0.00000000000000000001, 0.000000000000000000005, 0.000000000000000000002, 0.000000000000000000001, 0.0000000000000000000005, 0.0000000000000000000002, 0.0000000000000000000001, 0.00000000000000000000005, 0.00000000000000000000002, 0.00000000000000000000001, 0.000000000000000000000005, 0.000000000000000000000002, 0.000000000000000000000001, 0.0000000000000000000000005, 0.0000000000000000000000002, 0.0000000000000000000000001, 0.00000000000000000000000005, 0.00000000000000000000000002, 0.00000000000000000000000001, 0.000000000000000000000000005, 0.000000000000000000000000002, 0.000000000000000000000000001, 0.0000000000000000000000000005, 0.0000000000000000000000000002, 0.0000000000000000000000000001, 0.00000000000000000000000000005, 0.00000000000000000000000000002, 0.00000000000000000000000000001, 0.000000000000000000000000000005, 0.000000000000000000000000000002, 0.000000000000000000000000000001, 0.0000000000000000000000000000005, 0.0000000000000000000000000000002, 0.0000000000000000000000000000001, 0.00000000000000000000000000000005, 0.00000000000000000000000000000002, 0.00000000000000000000000000000001, 0.000000000000000000000000000000005, 0.000000000000000000000000000000002, 0.000000000000000000000000000000001, 0.0000000000000000000000000000000005, 0.0000000000000000000000000000000002, 0.0000000000000000000000000000000001, 0.00000000000000000000000000000000005, 0.00000000000000000000000000000000002, 0.00000000000000000000000000000000001, 0.000000000000000000000000000000000005, 0.000000000000000000000000000000000002, 0.000000000000000000000000000000000001, 0.0000000000000000000000000000000000005, 0.0000000000000000000000000000000000002, 0.0000000000000000000000000000000000001, 0.00000000000000000000000000000000000005, 0.00000000000000000000000000000000000002, 0.00000000000000000000000000000000000001, 0.000000000000000000000000000000000000005, 0.000000000000000000000000000000000000002, 0.000000000000000000000000000000000000001, 0.0000000000000000000000000000000000000005, 0.0000000000000000000000000000000000000002, 0.0000000000000000000000000000000000000001, 0.005, 0.002, 0.001, 0.0005, 0.0002, 0.0001, 0.005, 0.002, 0.001, 0.0005, 0.0002, 0.0001, 0.005, 0.002, 0.001, 0.0005, 0.0002, 0.0001, 0.005, 0.002, 0.001, 0.0005, 0.0002, 0.0001, 0.005, 0.002, 0.001, 0.0005, 0.0002, 0.0001, 0.005, 0.002, 0.001, 0.0005, 0.0002, 0.0001, 0.005, 0.002, 0.001, 0.0005, 0.0002, 0.0001, 0.005, 0.002, 0.001, 0.0005, 0.0002, 0.0001, 0.005, 0.002, 0.001, 0.0005, 0.0002, 0.0001, 0.005, 0.002, 0.001, 0.0005, 0.0002, 0.0001, 0.005, 0.002, 0.001, 0.0005, 0.0002, 0.0001, 0.005, 0.002, 0.001, 0.0005, 0.0002, 0.0001, 0.005, 0.002, 0.001, 0.0005, 0.0002, 0.0001, 0.005, 0.002, 0.001, 0.0005, 0.0002, 0.0001, 0.005, 0.002, 0.001, 0.0005, 0.0002, 0.0001, 0.005, 0.002, 0.001, 0.0005, 0.0002, 0.0001, 0.005, 0.002, 0.001, 0.0005, 0.0002, 0.0001, 0.005, 0.002, 0.001, 0.0005, 0.0002, 0.0001, 0.005, 0.002, 0.001, 0.0005, 0.0002, 0.0001, 0.005, 0.002, 0.001, 0.0005, 0.0002, 0.0001, 0.005, 0.002, 0.001, 0.0005, 0.0002, 0.00											