

LOT 81
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

HIGHSTONE COURTNEY L
79224 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2026

12-2N-26-1604-0081-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,205	100
FGR	380	55
FOP	128	30
FSP	128	40
USP	128	30
TOTALS	2,969	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,541	112.9920	118.64	301,464	2020	2020	0	0	2.00	98.00
1 SINGLE FAM 100% - 2021				Heated Area: 2205				HX Base Yr 2021			
The floor plan diagram illustrates a property layout with several distinct areas, each labeled with a code and a year. The areas are: USP 2023 (a small square at the top center), FSP 2020 (a square below USP 2023), BAS 2020 (a large rectangular area on the left), FGR 2020 (a rectangular area on the right), and FOP 2020 (a small irregular area at the bottom left). Dimensions are provided for each area and the overall lot. The overall lot dimensions are 56 (left), 19 (top), 13 (top right), 41 (right), 20 (bottom right), 19 (bottom), 2 (bottom left), 19 (left of FOP), 7 (left of FOP), 4.2 (left of FOP), 3 (left of FOP), 10 (left of FOP), 10 (left of FOP), 18 (left of FGR), 8 (left of FGR), 19 (top of FGR), and 19 (top of FGR).											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
						05/01/2026					
						ML					