

LOT 88
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

BOUIE CARLTON VERNON & JANINE LAFAY
79266 PLUMMERS CREEK DRIVE
YULEE, FL 32097

2026

12-2N-26-1604-0088-0000



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		5 100			
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	5015.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,557	100	2019	1,557	190,175
FGR	704	55	2019	387	47,269
FOP	110	30	2019	33	4,030
FOP	115	30	2019	34	4,153
FUS	1,451	100	2019	1,451	177,229
STR	60	10	2019	6	733
TOTALS	3,997			3,468	423,590

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,468	119.9220	125.92	436,691	2019	2019	0	0	3.00	97.00
1 SINGLE FAM 100% - 2020											