

LOT 91
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

SCOTT JOHANN T & AMY R
79308 PLUMMERS CREEK DR
YULEE, FL 32097

2026

12-2N-26-1604-0091-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	2,312	100
FGR	399	55
FOP	120	30
FOP	122	30
TOTALS	2,953	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,604	126.8256	133.17	346,775	2019	2019	0	0	3.00	97.00
1 SINGLE FAM 100% - 2022 Heated Area: 2312 HX Base Yr											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	2,312	100	2019	2,312	298,652						
FGR	399	55	2019	219	28,289						
FOP	120	30	2019	36	4,650						
FOP	122	30	2019	37	4,779						
TOTALS	2,953			2,604	336,372						

79308 PLUMMERS CREEK DR, YULEE										INC DATE	AG DATE	08/01/2020	RES
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000				
937.00	SF	18.00	18.00	100	2021	2021	3	86	14,505				
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