



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4050.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,638	100
FGR	214	55
FOP	48	30
FOP	100	30
PTO	110	5
TOTALS	2,110	1,806

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,806	125.8950	113.62	205,198	2003	2003	0	0	9.33	90.67	
1 SINGLE FAM - 0% - 2023												
Heated Area: 1638												
HX Base Yr												
BLD DATE	03/20/2023						NW	LGL DATE				
XF DATE								LAND DATE				
INC DATE								AG DATE				

EXTRA FEATURES										86133 AUGUSTUS AVE, YULEE				INC DATE		AG DATE	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	590.00	SF	5.20	5.20	100	2003	2003	3	84	2,577	
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