

LOT 41
IN OR 2187/530
LUMBER CREEK PUD-PHASE 2

COLEMAN GAIL D/SACKEY EDWARD S
77105 CROSSCUT WAY
YULEE, FL 32097

2023

09-2N-27-1291-0041-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	07	CORK/VTILE 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4073.100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,396	100	1,396	149,332
FGR	447	55	246	26,315
FOP	42	30	13	1,391
FSP	80	40	32	3,423
FUS	1,044	100	1,044	111,677
STR	48	10	5	535
USP	100	30	30	3,209
TOTALS	3,157		2,766	295,882

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,766	120.3360	108.60	300,388	2018	2018	0	0	0	1.50	98.50	
1 SINGLE FAM - 100% - 2019													
Heated Area: 2440													
HX Base Yr 2019													