



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 70		
Interior Floo	11	CLAY TILE 30		
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	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4049.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,030	100	2,030	164,774
FGR	619	55	340	27,598
FOP	145	30	44	3,571
TOTALS	2,794		2,414	195,943

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,414	108.6820	98.09	236,789	1999	1999	0	0	0	17.25	82.75
1 SINGLE FAM - 100% - 2022 Heated Area: 2030 HX Base Yr 2022												
BLD DATE 03/16/2023 NW LGL DATE XF DATE LAND DATE INC DATE AG DATE												

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			195,943
TOTAL MARKET OB/XF VALUE			10,330
TOTAL LAND VALUE - MARKET			94,500
TOTAL MARKET VALUE			300,773
SOH/AGL Deduction			41,053
ASSESSED VALUE			259,720
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			209,720
TOTAL JUST VALUE			300,773
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			252,155

EXTRA FEATURES										86220 SPRING MEADOW AVE, YULEE										INC DATE		AG DATE	
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES						
1	0812	CONCRETE C	0	100	0	0	3,269.00	SF	4.00	4.00	100	1999	1999	3	79	10,330							