

LOT 79
IN OR 1944/358
TIMBER CREEK PLANTATION #1

PERCIVAL RICHARD T/TURNER NICHOL
76455 LONG LEAF LOOP
YULEE, FL 32097

2023

11-2N-26-2050-0079-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
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	05
NEIGHBORHOOD/LOC		5005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2,006	173,018
FGR	405	55	223	19,234
FOP	60	30	18	1,553
USP	180	30	54	4,658
TOTALS	2,651		2,301	198,461

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,301	103.8800	93.75	215,719	2006	2006	0	0	0	8.00	92.00	

1 SINGLE FAM - 100% - 2016