



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 60		
Interior Floor	08	SHT VINYL 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories		0 0 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality		03	Quality Level 03	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	05
NEIGHBORHOOD/LOC		5009.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100	1,705	165,879
FGR	400	55	220	21,404
FOP	20	30	6	584
PT0	70	5	4	389

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,935	107.8000	97.29	188,256	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 0% - 0 Heated Area: 1705 HX Base Yr											
PTO 2021											
BAS 2021											
FGR 2021											
FOP 2021											
TOTALS 2,195 1,935 188,256											

75349 BRIDGEWATER DR, YULEE									XF DATE		LAND DATE			
									INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
650.00	SF	5.20	5.20	100	2021	2021	3	100	3,380					