



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	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		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4071.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,594	100	1,594	159,502
FGR	400	55	220	22,014
FOP	66	30	20	2,001
FSP	96	40	38	3,803
TOTALS	2,156		1,872	187,319

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,872	118.5800	107.02	200,341	2009	2009		0	6.50	93.50
1 SINGLE FAM - 0% - 0 Heated Area: 1594 HX Base Yr											
BLD DATE	05/17/2022					NW	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

86213 VEGAS BLVD, YULEE

EXTRA FEATURES										86213 VEGAS BLVD, 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	535.00	SF	5.20	5.20	100	2009	2009	3	91	2,532	
2	0810	CONCRETE A	0	0	26	3	78.00	SF	6.50	6.50	100	2009	2009	3	91	461	