

PT OF LOT 5 IN SEC 48
IN OR 2305/1196
ESMT PT OR 1573/1109

LOVELL ROMAYNE H/WEIDNER IRIS
97155 BYWATER BRANCH LANE
YULEE, FL 32097

2023

42-3N-28-5080-0005-0050



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	08	SHT VINYL 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		1 100		
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		4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	984	94,086
DCK	32	10	3	287
DCK	80	10	8	765
TOTALS	1,096		995	95,138

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	995	117.7200	106.24	105,709	1998	2001	0	0	0	10.00	90.00

1 SINGLE FAM - 100% - 2020

Heated Area: 984

HX Base Yr 2020

Diagram showing lot dimensions and area calculations:

- Top width: 8
- Top-left vertical: 4
- Top-right vertical: 4
- Top-right horizontal: 18
- Right vertical: 22
- Bottom-right vertical: 6
- Bottom-right horizontal: 14
- Bottom-right horizontal: 2
- Bottom-right vertical: 2
- Bottom horizontal: 28
- Left vertical: 24
- Top-left horizontal: 24

BLD DATE		LGL DATE	
YE DATE		LAND DATE	