

TRACT 1
IN OR 2593/1663
WILSON NECK ROAD UNIT 1 UNR

TRAINER MARK & CHRISTY R
85628 AVANT ROAD
YULEE, FL 32097

2023

43-2N-27-4651-0001-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	09	PINE WOOD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
Quality		03	Quality Level 03	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	04
NEIGHBORHOOD/LOC		4048.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	78,050
BAS	290	100	290	20,209
FOP	260	30	78	5,435
TOTALS	1,670		1,488	103,694

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,488	99.9600	90.21	134,232	1950	1960	0	0	0	22.75	77.25	
1 SINGLE FAM - 0% - 2023				Heated Area: 1410				HX Base Yr					
BLD DATE								LGL DATE					