



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,230	100	2,230	232,416
FGR	420	55	231	24,075
FOP	78	30	23	2,397
FOP	192	30	58	6,045
TOTALS	2,920		2,542	264,934

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	785.00	SF	5.20

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,542	95.8176	113.78	289,229	2004	2006	0	0
1 SNGL FAM - 100% - 2006 Heated Area: 2230 HX Base Yr 2006									
97087 CHIMNEY RIDGE CT, YULEE									

TOTAL OB/XF									
6,626									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	RS-1	0.00	0.00	1.00

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		264,934	
TOTAL MARKET OB/XF VALUE		6,626	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		346,560	
SOH/AGL Deduction		157,256	
ASSESSED VALUE		189,304	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		139,304	
TOTAL JUST VALUE		346,560	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		330,435	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007604	REPAIR/RRF	13,900	09/01/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2479/0044	7/13/2021	LE U	I	I	11
GRANTOR: WILSON ALAN B & JAN C					
GRANTEE: WILSON MEREDITH N &					
1335/0041	7/21/2005	WD Q	I		
GRANTOR: LANDAMERICA ONESTOP I					
GRANTEE: WILSON ALAN B & JAN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W15 FOP=[YR=2004] N4 W25 S4 E1 S4 E23 N4 E1\$ W1 S4 W23 N4 W14 S45 E12 FOP=[YR=2004] S8 E10 N4 W2 N5 W6 S1 W2\$ E2 N1 E6 S5 E12 FGR=[YR=2004] S11 E21 N20 W21 S9 \$ N9 E21 N40\$.									