

LOT 23
IN OR 2490/1184
PIRATES WOOD 6 UNR

MAYES MATTHEW S & ROSA I
97031 DOUBLOON WAY
YULEE, FL 32097

2023

43-3N-28-509F-0023-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMNT 60		
Interior Floor	11	CLAY TILE 40		
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	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4032.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,935	100	1,935	236,006
FOP	68	30	20	2,440
FSP	246	40	98	11,952
PTO	80	5	4	488
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,057	117.7176	139.79	287,548	1999	2005	0	0	0	12.75	87.25

1 SNGL FAM - 100% - 2023

Heated Area: 1935

HX Base Yr

The floor plan diagram illustrates a property layout with a main rectangular area measuring 17 units by 35 units. This area is divided into several sections, each labeled with a code and year: 'BAS 1999' (21x30), 'PTO 1999' (10x10), 'FOP 1999' (4x4), and 'FSP 1999' (14x5). The diagram also shows various setbacks and dimensions for the building and its components, including a central area of 21x30, a top area of 10x10, a bottom area of 4x4, and a right area of 14x5. The overall dimensions of the main structure are 17x35, with additional setbacks of 17, 14, 18, 27, 5, 4, 17, 17, 5, 4, 5, 17, 18, 27, 5, 4, 17,

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