

MCCARTER JAMES B & KELLEY D
245 FLOCO AV
YULEE, FL 32097

44-2N-27-1000-0069-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure0103ABOVE AVG 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating TypeBedrooms Bathrooms FrameStories Units Occupancy0305091214140403022.000003042.1000100NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC0301000MKT AREA044086.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS1,4221001,422180,548FGR4405524230,727FOP280308410,665FSP17040688,634FUS77510077598,400

TOTALS3,0872,591328,973

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10811CONCRETE B00001,260.00SF5.205.20100201920193996,486

20855CONC PAVER000052.00SF10.0010.0010020192019399515

30476VF 6 SBPL001350135.00LF32.0032.00100202120213994,277

40470VNYL GATE00001.00UT300.00300.0010020212021399297

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSEUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR00000.000.001.00LT1.001.001.0060,000.0060,000.0060,000

REVIEW DATE07/30/2019BYRKTotal Acres: 0.00Total Land Value: 60,000Market: 0Agricultural: 0Common: 60,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900012,591108.0000128.25332,296201920190001.0099.00

1 SNGL FAM - 0% - 0Heated Area: 2197HX Base Yr

VALUATION BY TAX GROUP: 4 TAX DIST:

BUILDING MARKET VALUE328,973

TOTAL MARKET OB/XF VALUE11,575

TOTAL LAND VALUE - MARKET60,000

TOTAL MARKET VALUE400,548

SOH/AGL Deduction52,456

ASSESSED VALUE348,092

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE348,092

TOTAL JUST VALUE400,548

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE316,447

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2298/17808/15/2019WDQCUV11383,300

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:MCCARTER JAMES B &

2203/11806/13/2018QCUCV11100

GRANTOR:RAYDIENT LLC D/B/A RA

GRANTEE:WILDLIGHT LLC ET AL

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W17 FGR=[YR=2019] N10 W22 S20 BAS=[YR=2019] S23 E4 S15 FOP=[YR=2019] S8 E35 N8 W35 \$ E35 N38 W39 \$ E22 N10 \$ S10 E17 N10 PTR= E30 FUS=[YR=2019] E35 S17 W10 S12 W15 N12 W10 N17 \$ W30\$.