

LOT 27  
IN OR 2069/1891  
LANCEFORD PB 6/356

WATSON JAMES C & DEBORAH O  
96019 GRAVEL CREEK DR  
YULEE, FL 32097

2023

45-3N-28-121L-0027-0000



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 17               | CB STUCCO 100    |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floo            | 11               | CLAY TILE 70     |              |                      |
| Interior Floo            | 14               | CARPET 30        |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 3 100            |              |                      |
| Bathrooms                |                  | 2 100            |              |                      |
| Frame                    | 03               | MASONRY 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         | 4026.00          |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 2,156            | 100              | 2,156        | 283,128              |
| FGR                      | 484              | 55               | 266          | 34,931               |
| FOP                      | 156              | 30               | 47           | 6,172                |
| FSP                      | 144              | 40               | 58           | 7,616                |
| TOTALS                   | 2,940            |                  | 2,527        | 331,848              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
| 0900               | 01  | 2,527     | 120.8550    | 143.52         | 362,675        | 2005 | 2005 | 0    | 0    | 0 | 8.50 | 91.50  |

1 SNGL FAM - 100% - 2017