

LOT 31
IN OR 2049/1398
BLACKROCK HAMMOCK PB 6/286

MCPHERSON WARREN R & CONSTANCE
96104 SOUTHERN PRIDE CT
YULEE, FL 32097

2023

50-3N-28-016B-0031-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	12	HARDWOOD 60		
Interior Floo	11	CLAY TILE 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3 100		
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	4028.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,151	100	3,151	415,610
FGR	748	55	411	54,210
FOP	131	30	39	5,144
FOP	439	31	132	17,411
TOTALS	4,469		3,733	492,375

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,733	94.9320	135.28	505,000	2016	2016	0	0	0	2.50
1 SFR CUST - 100% - 2017											
Heated Area: 3151						HX Base Yr 2017					
The site map shows a property layout with three distinct areas labeled in blue: BAS 2016, FOP 2016, and FGR 2016. The property is bounded by a series of lines with dimensions. The top boundary is 29 units long. The right boundary is 13 units long. The bottom boundary is 22 units long. The left boundary is 58 units long. The area is divided into three sections: BAS 2016 (top left), FOP 2016 (top right), and FGR 2016 (bottom left). The FOP 2016 area is further divided into several smaller sections with dimensions: 17, 13, 10, 4.2, 11, 13, 3, 5.7, 3, 11, 13, 11,											