



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floo	08	SHT VINYL 20		
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	03	Quality Level 03		
DOR CODE	1920	PROF DAYCARE		
MAP NUM		MKT AREA		03
NEIGHBORHOOD/LOC	3016.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,027	100	2,027	149,993
FOP	59	30	18	1,332
FSP	280	40	112	8,287
TOTALS	2,366		2,157	159,613

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	01	2,157	101.9200	81.54	175,882	2004	2004	0	0	9.25	90.75

1 SFR MODULR - 0% - 0

Heated Area: 2027

HX Base Yr

Site map showing property boundaries and areas. The main area is labeled **BAS 2004**. A smaller area is labeled **FSP 2017**. Another smaller area is labeled **FOP 2004**. Dimensions are provided for various segments: 15, 8, 15, 14, 20, 14, 29, 15, 7, 5, 3, 22, 8, 60.

BLD DATE	11/18/2022	HS	LGL DATE	
XF DATE	12/10/2019	KK	LAND DATE	11/18/2022

HS

5028 FIRST COAST LLC
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00-00-30-0780-0013-0070

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